

H O M E P L A N N E R S I N C .

# 67 HOMES FOR TOWN AND COUNTRY



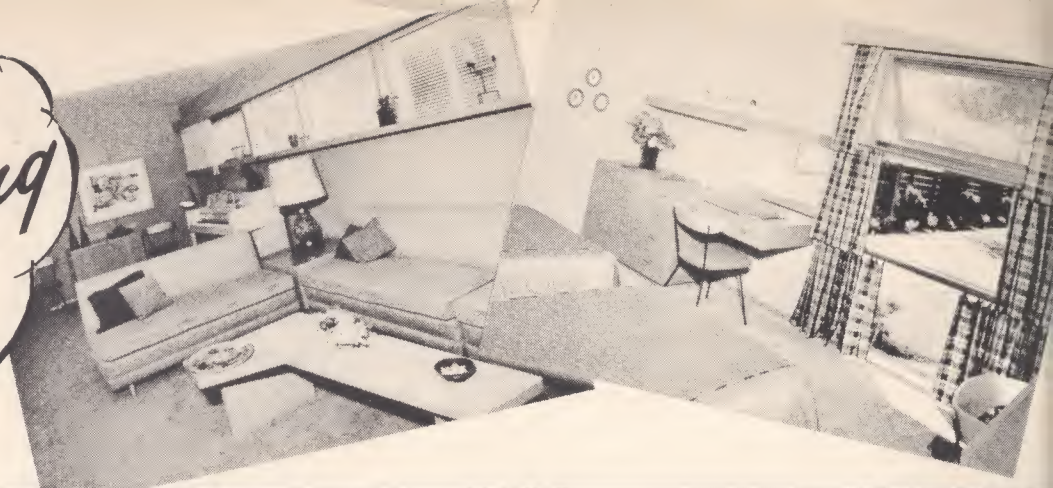
**RICHARD B. POLLMAN, designer**  
**IRVING E. PALMQUIST, A. I. A.**  
**CLIFFORD N. WRIGHT, A. I. A.**

*Convenient Living*  
BOOK NO. 27

**CONSTRUCTION BLUEPRINTS AVAILABLE AT LOW COST**

SEE PAGES 46 AND 47

*It's a  
Convenient Living  
home!*



## WHAT OUR CUSTOMERS SAY:

### MEETS LARGE FAMILY NEEDS

"We are thrilled with your ideas . . . thank you for thinking in terms of large family needs."

Bluffton, Ohio

### HERE'S ONE FROM TENNESSEE

"I just wanted to tell you how much my wife and I are enjoying our new home. Numerous people have been inquiring about the designer and passing nice compliments on the taste."

Cookeville, Tennessee

### MOST LIVABLE

"We think we have one of the prettiest small homes in the valley, and thanks to your excellent plans and suggestions, one of the most livable."

Merced, California

### COMPLIMENTS ON FLOOR PLAN

"About a year ago I purchased from you a set of plans. Well, enclosed are the results. We have many compliments on the floor plan and are especially pleased ourselves."

Bridgeport, West Virginia

### BLUEPRINTS EXACT IN DETAILS

"We have had hundreds of compliments on the planning, design and layout of our rooms. You thought of everything. *Our contractor had no trouble with the plans, and blueprints were exact in all details.* We have recommended your plans to many of our friends to use your services."

Charleroi, Pennsylvania

### CONTRACTOR COMPLIMENTS PLANS

"*Our contractor said your plans are the most complete he has ever seen.*"

Framingham, Massachusetts

### VERY MUCH SATISFIED

"Received said prints, just want to thank you for sending them rush as you did. We are very much satisfied."

Binghamton, New York

### PLANS AND SPECIFICATIONS VERY COMPLETE

"Thought you might be interested to know what our house looks like. We like it very much and wanted you to know how much. *Your plans, specifications, etc. were very complete.*"

Salisbury, Maryland

### PLANS COMPLETE AND EASY TO FOLLOW

"I am enclosing a snapshot of the home we built with your plans. We are so very well pleased with the way it turned out and have had so many favorable comments on it. *Our contractor said the plans were the most complete and easiest to follow he ever worked with.*"

Maquoketa, Iowa

### ANOTHER CONTRACTOR PLEASED

"*Our contractors have all told us how accurate and very complete your plans are, so we thought you would like to know.*"

Elkhart, Indiana

### BUILDING A DUPLICATE

"We lost our home like this one in the hurricane. We liked it so well that we wish to rebuild it."

Creole, Louisiana

### NOW STARTING THIRD HOME PLANNERS' HOME!

"We have built two of your homes and are very happy with them. They were highly praised by everyone as they are so well arranged and have such perfect details. I'm sure we'll be just as happy with another one!"

Wichita, Kansas

### PLEASED

"I have just completed one of your designs. Am well pleased with the home. Didn't change plan any."

Athens, Tennessee

### AMAZED AT COMPLETENESS OF PLANS

"I was very amazed that the plans I received from you were so complete for the small amount of money I paid for them. *My contractor needs no more information than is contained in the plans.*"

Jasper, Indiana

### BUILDER FOUND PLANS COMPLETE AND ACCURATE

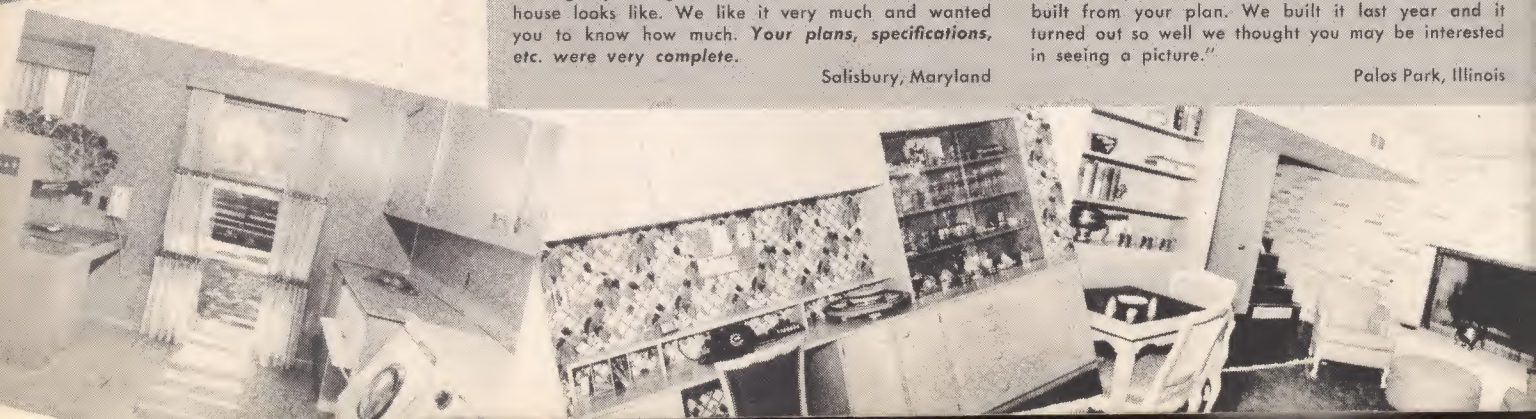
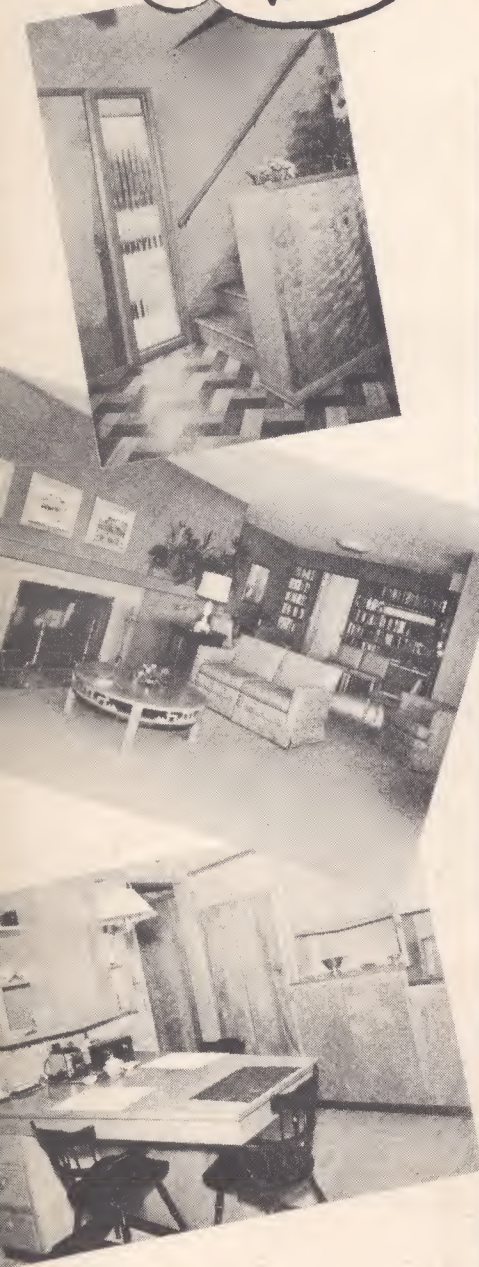
"Enclosed are snapshots of our new home built from your design. We have had many enthusiastic comments regarding its design. *Our builder found your drawings most complete and accurate.*"

Detroit, Michigan

### AND ONE FROM ILLINOIS

"Enclosed you will find two color prints of our house built from your plan. We built it last year and it turned out so well we thought you may be interested in seeing a picture."

Palos Park, Illinois



# 67 HOMES FOR TOWN AND COUNTRY

## INDEX

DESIGN NO.	PAGE NO.	DESIGN NO.	PAGE NO.
30	7	711	32
56	23	721	16
57	23	723	40
58	23	726	20
59	23	727	18
77	16	730	7
115	5	740	37
171	20	741	30
211	30	744	43
222	15	759	10
244	40	767	30
354	15	790	30
409	45	791	34
415	4	792	12
462	44	793	17
471	35	801	19
497	34	815	20
511	28	820	38
513	33	834	8
521	11	837	29
529	12	847	8
534	32	849	36
538	6	852	39
544	18	854	38
548	35	855	8
590	28	866	39
603	15	869	44
649	40	894	2
663	4	902	36
687	11	910	29
689	10	1001	14
691	42	1002	14
693	6	1003	14

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DESIGNS FOR

*Convenient Living*

BOOK NO. 27

## HOME PLANNERS, INC.

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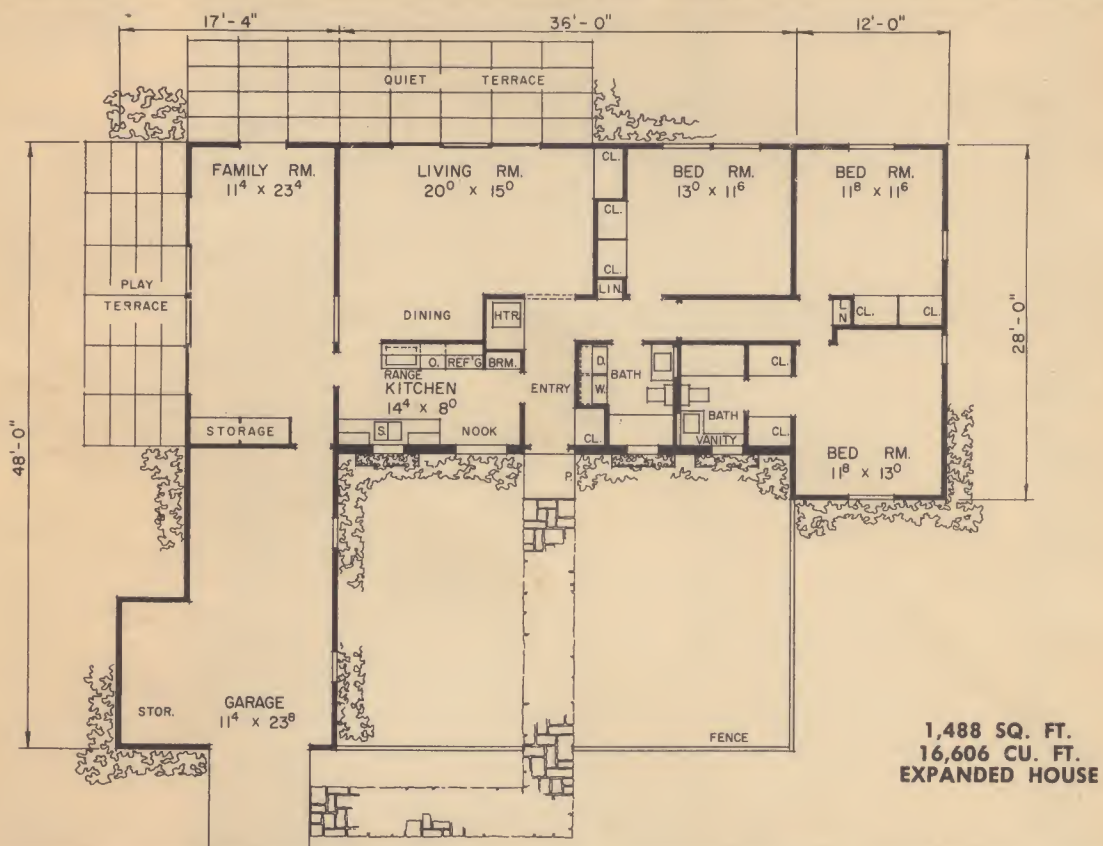
The copyrighted designs in this book may not be reproduced without the express permission of Home Planners, Inc.

Professionally prepared construction blueprints and material lists are available for each home in this book @ \$20.00 for one set, or 4 sets for \$35.00, plus \$5.00 for each additional set in the same order. A Specification Outline is included at no charge with each order of four or more Blueprints; otherwise, \$1.00 each.

# A HOUSE TO GROW WITH YOUR FAMILY AND YOUR BUDGET



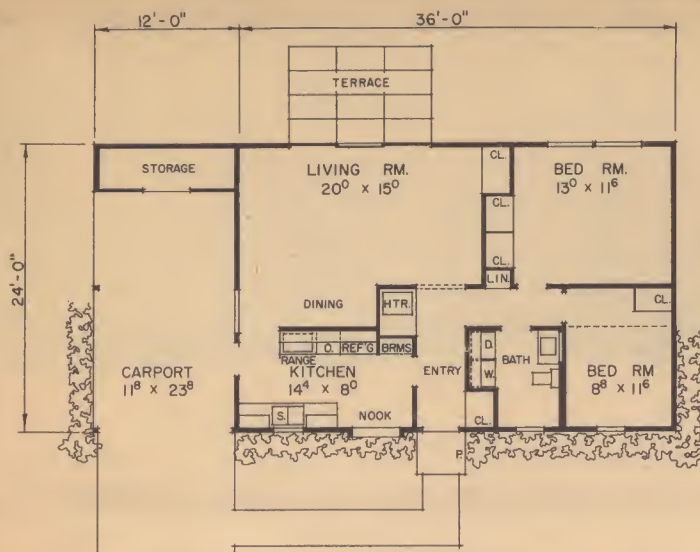
... EXPAND CONVENIENTLY AND GRACEFULLY TO 1488 SQ. FT.



## DESIGN G 894

This expansible house has been designed to satisfy the needs of the average family for years to come. Starting as an economically built rectangular shaped two bedroom home, it may expand in stages to a delightfully spacious home with three bedrooms, two full baths, and a family room. The two indoor living areas function ideally with their own outdoor living areas. As this house begins to grow the front bedroom of the basic plan, which originally contained the rough plumbing, now easily converts to the master bath. The bedroom wing measuring 12' x 28' features the addition of two sizable bedrooms with fine storage facilities. The construction blueprints for Design G-894 show details for building both the basic house as well as the expanded house.

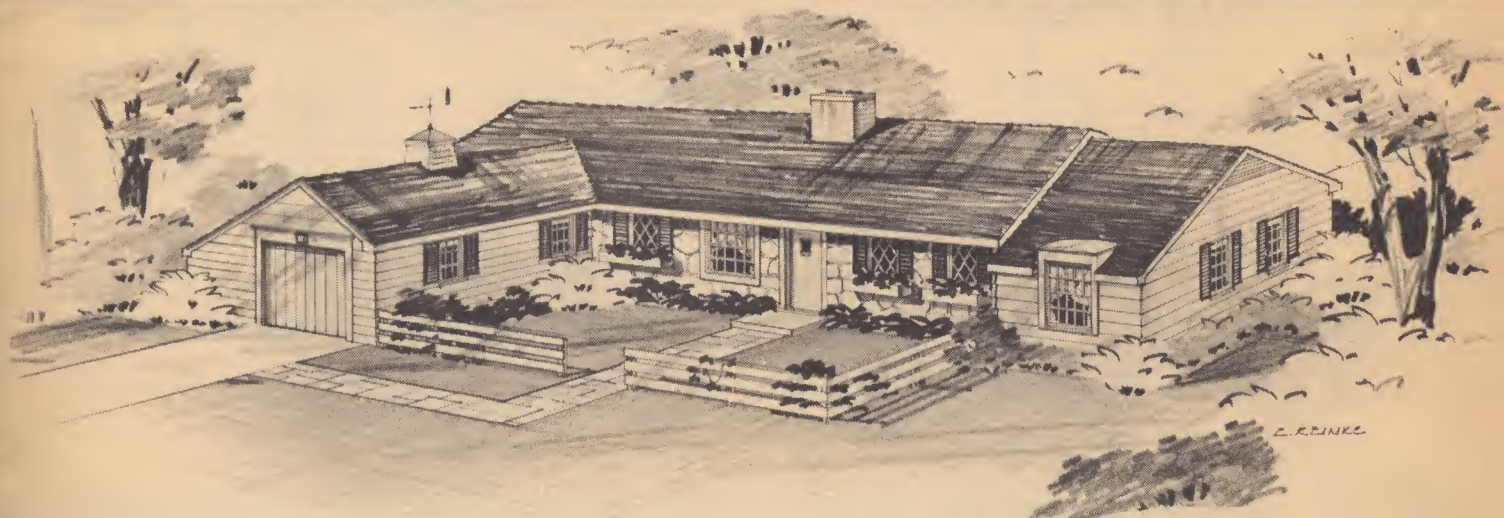
# BEGIN WITH 864 SQ. FT. . . .



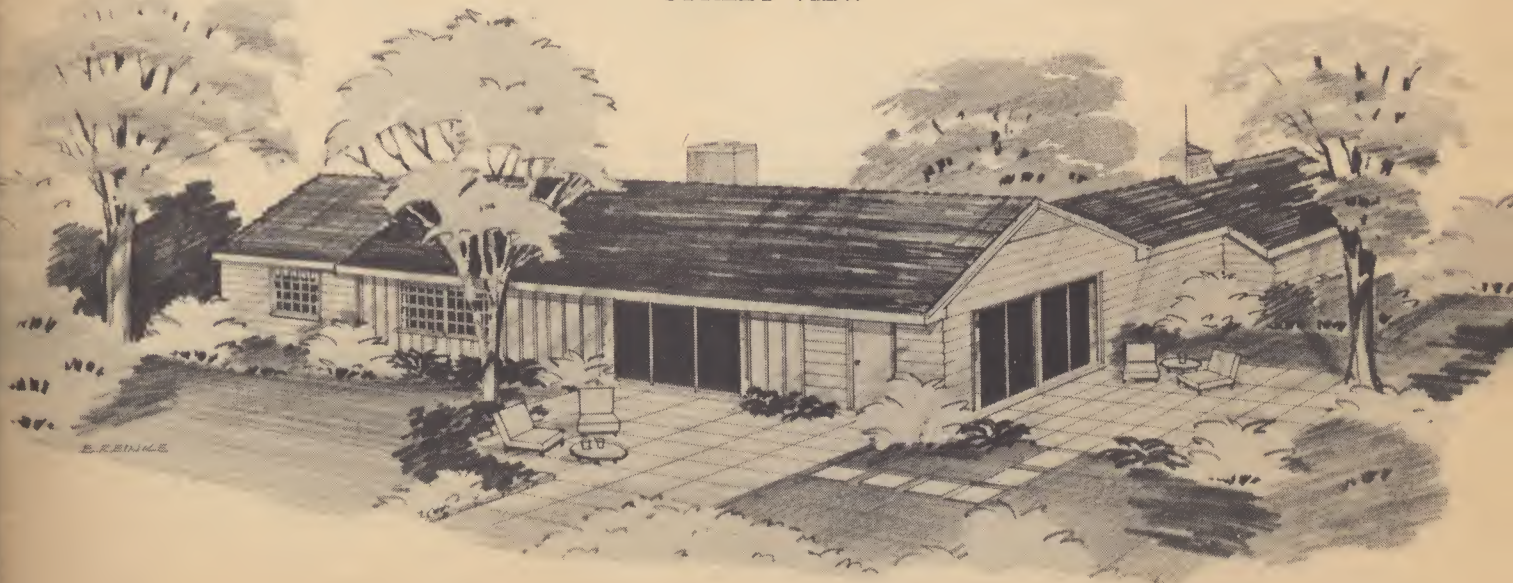
The basic floor plan of this expandable house will function most efficiently for the small family who have no thoughts of expansion. Of course, the expanded house built initially as shown below is sure to provide fine living patterns for the larger family. This delightful design may also be built as a two bedroom, L-shaped home with the carport becoming the family room. Even the small family will find such a room in constant use as a hobby room, T.V. room, study, sewing area, or guest room.

BASIC HOUSE 864 SQ. FT. 9,612 CU. FT.

## FINE FAMILY LIVING FACILITIES BOTH INDOORS AND OUTDOORS



STREET VIEW



GARDEN VIEW

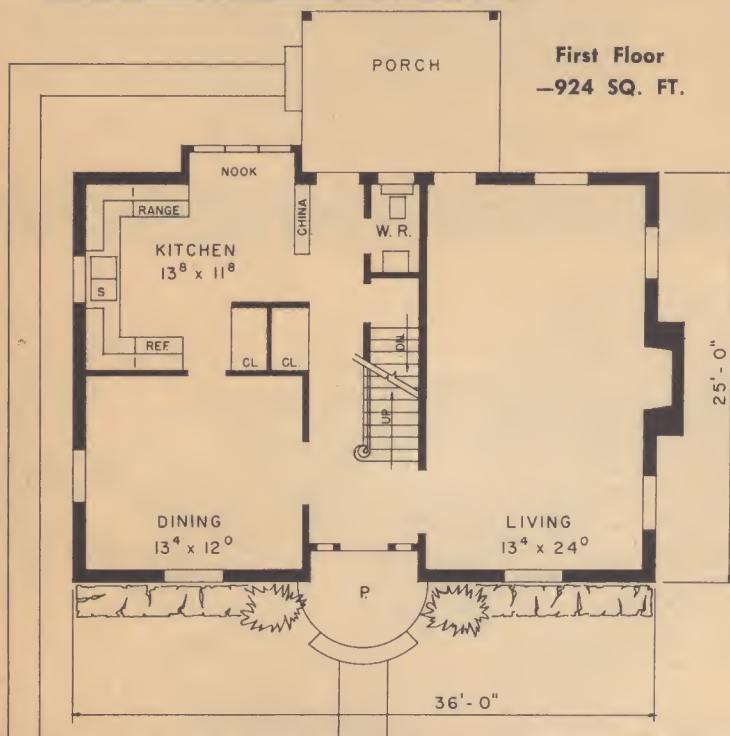
## DESIGN G 415

25,900 CU. FT.

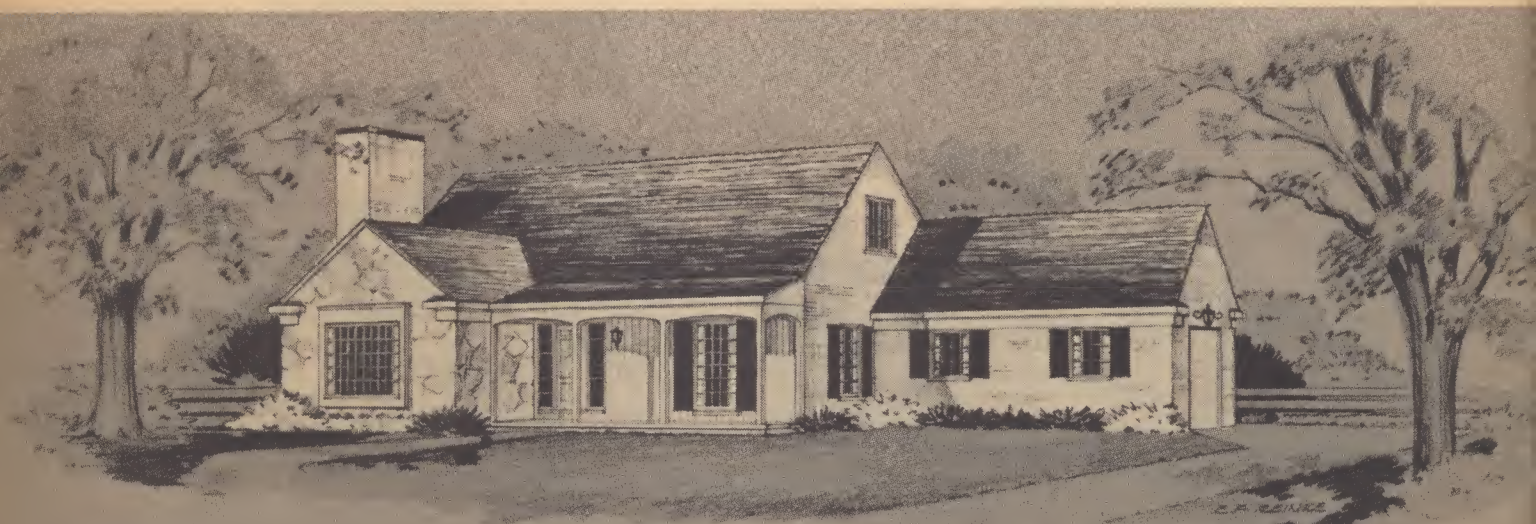
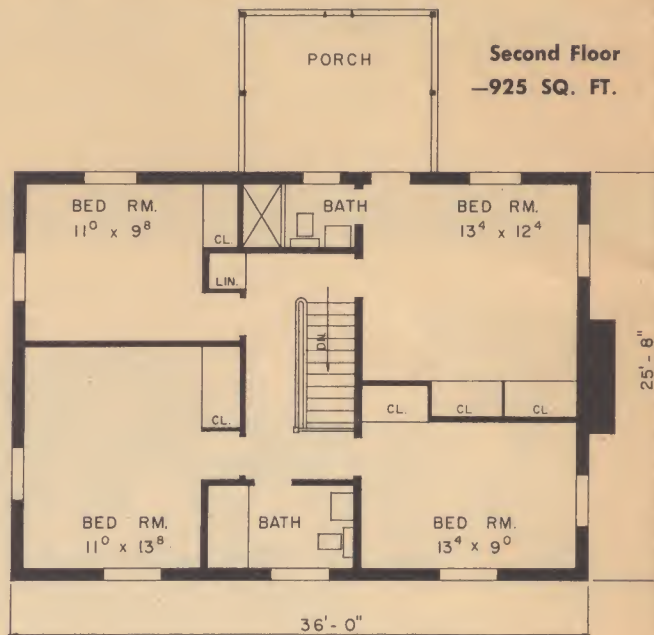
A stately traditional two-story home with a separate dining room, four bedrooms, and 2½ baths. In addition to the separate dining room for formal entertaining, there is the nook for informal meals. Observe the sweeping living room with its fireplace. Don't miss the covered porches—one to function with the first floor; the other, with the second floor. This home will be equally impressive in town or out in the country.



**First Floor**  
—924 SQ. FT.



**Second Floor**  
—925 SQ. FT.



## DESIGN G 663

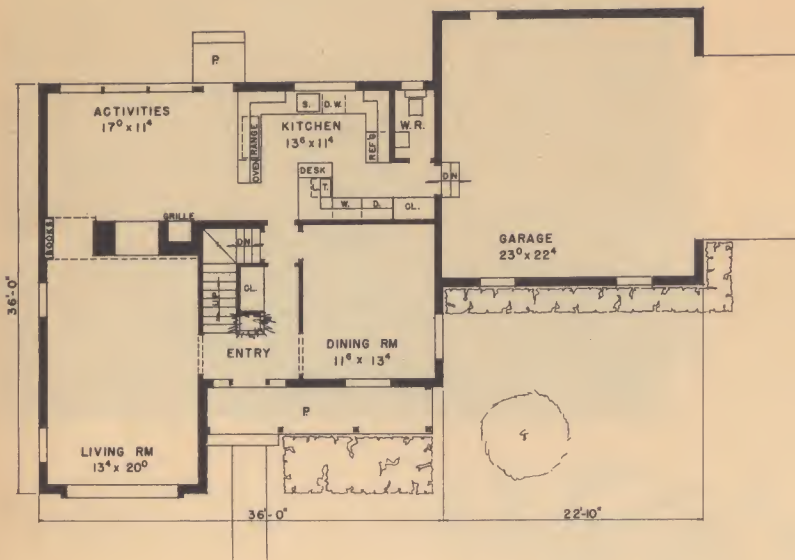
26,985 CU. FT.

For those who like to live formally and enjoy the added privacy of second floor bedrooms. Each room performs a function of its own undisturbed by activities elsewhere. Even annoying cross-room traffic is unnecessary. Notice how the library as well as the work area has direct access to the terrace. This home is predominantly brick with fieldstone and vertical siding used to add interest.

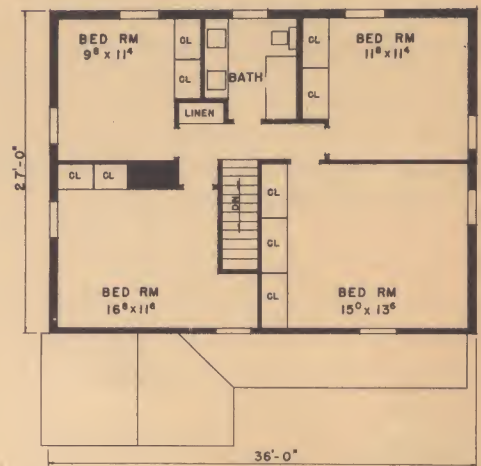
## DESIGN G 115

26,101 CU. FT.

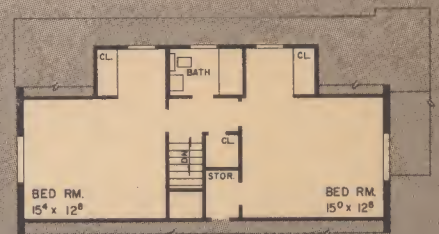
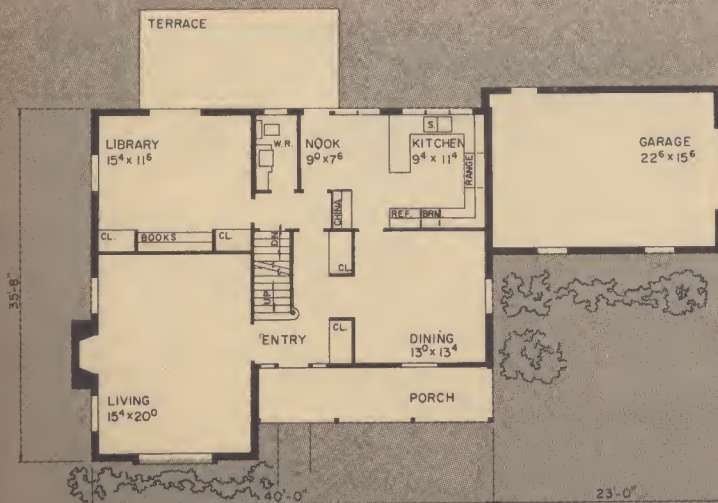
A farmhouse colonial—the very embodiment of a good way of life—with a modern interpretation by Richard B. Pollman. A wonderful house for an active family of today. The first floor has a convenient center hall that opens to all areas. There is a large living room and a gracious separate dining room that could be used as a study.



First Floor — 1,042 SQ. FT.



Second Floor — 962 SQ. FT.



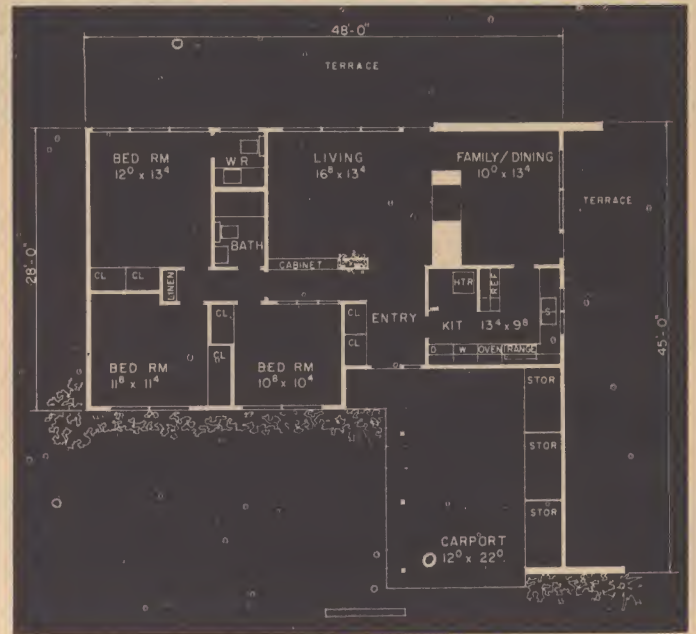
First Floor — 1,207 SQ. FT.  
Second Floor — 659 SQ. FT.



## DESIGN G 538

1,256 SQ. FT.  
12,385 CU. FT.

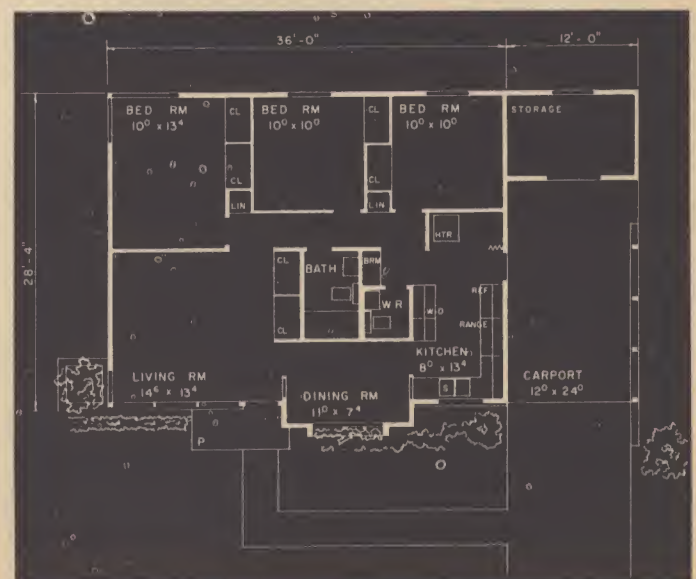
If it's privacy you want for the front of the house and for the bedroom side, this modest contemporary home will provide you with it. Yet, if you want plenty of windows on the rear and in your family room, you are provided that, too. Practical planning results in room dividers of great utility. Note the two-way fireplace, and the built-in cabinet with its planter.



## DESIGN G 693

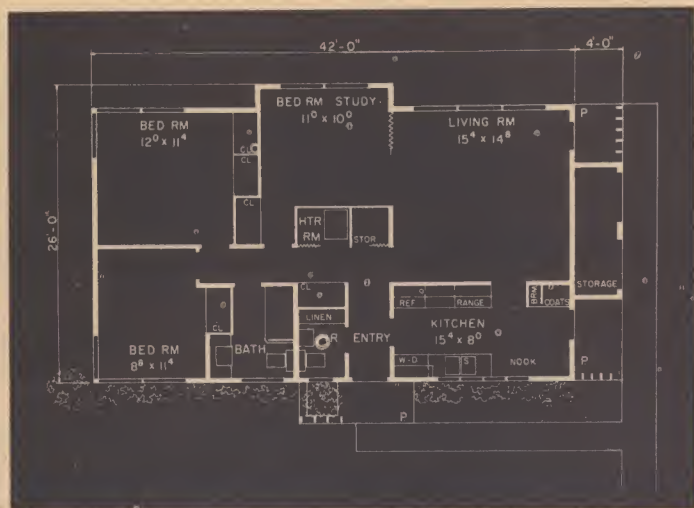
1,038 SQ. FT.  
10,357 CU. FT.

Progressive planning means new ideas. New ideas mean better living. The inside bath is relatively new and extremely practical. Locating the bath facilities in the center of the home makes them equally accessible from all areas. Also, a plumbing economy is realized by grouping all the facilities together. The large storage area of the carport will be a handy spot to store garden tools, lawn equipment and other bulk items.



## DESIGN G 730

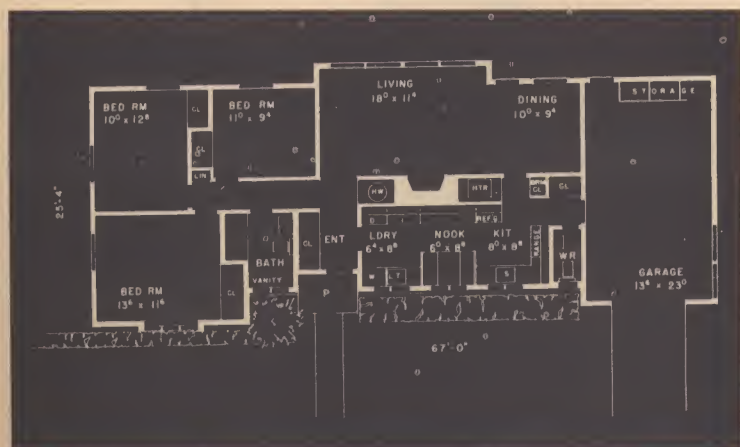
1,032 SQ. FT.  
9,775 CU. FT.



Three bedrooms,  $1\frac{1}{2}$  baths, kitchen nook, laundry space, open planning, outdoor storage, plus its exterior simplicity, make this house a fine one for the young married couple as well as the retired couple. House-keeping, like the house itself, will be uncomplicated. This home is built entirely of frame and has sloping ceilings. Don't miss that folding wall.

## DESIGN G 30

1,257 SQ. FT.  
14,110 CU. FT.

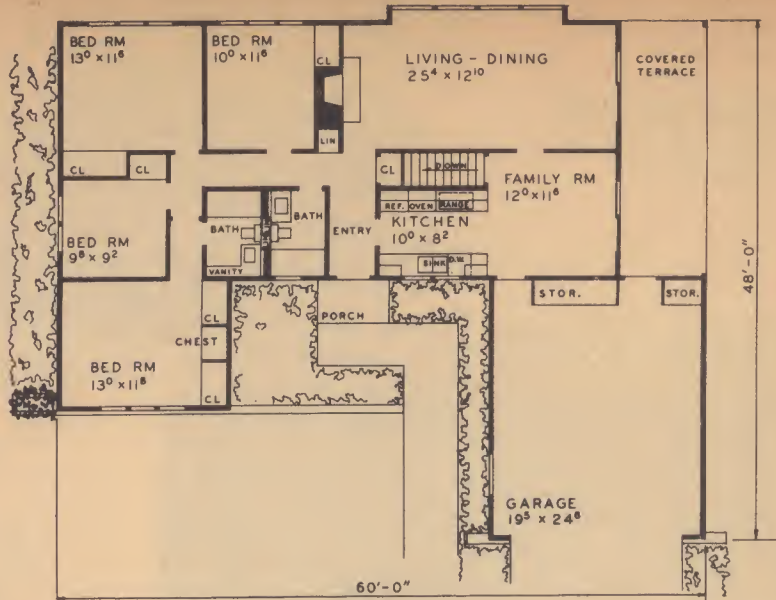


If a home is to operate efficiently it must have a work area in which the housewife can function conveniently and effectively. Since the housewife should work in harmony with her base of operations, it should, therefore, reflect her method of doing things. Pictured at the left is but one of three alternate kitchen layouts which accompany the blueprints for this design. Each is sufficiently different from the others to result in varying work patterns.

## DESIGN G 855

1,460 SQ. FT.  
25,068 CU. FT.

This U-shaped design like the two L-shaped designs below has a fine separation of functions. The sleeping, living, and work areas are well defined and experience their share of privacy from each other. This is most important where large families are concerned. This frame home, with its colorful accents of quarried stone, has four bedrooms and two full baths. As in the other designs below, both baths are located back-to-back which represents plumbing economy. Observe how these baths are situated handy to all areas.



## DESIGN G 847

1,506 SQ. FT.  
15,301 CU. FT.

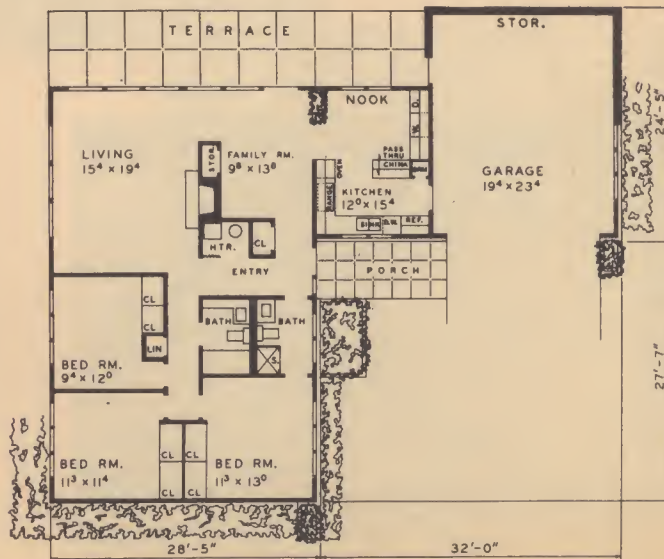
Stepping through the front doorway of this appealing L-shaped home the eye focuses upon the delightful planter. From this point traffic patterns will be most efficient. A few steps forward or to each side of this uncramped front entry and your guests may be ushered into any one of the three distinct areas of the house—the living, the sleeping, or the work area. The sleeping area is highlighted by three bedrooms plus a study which can function as the guest room.

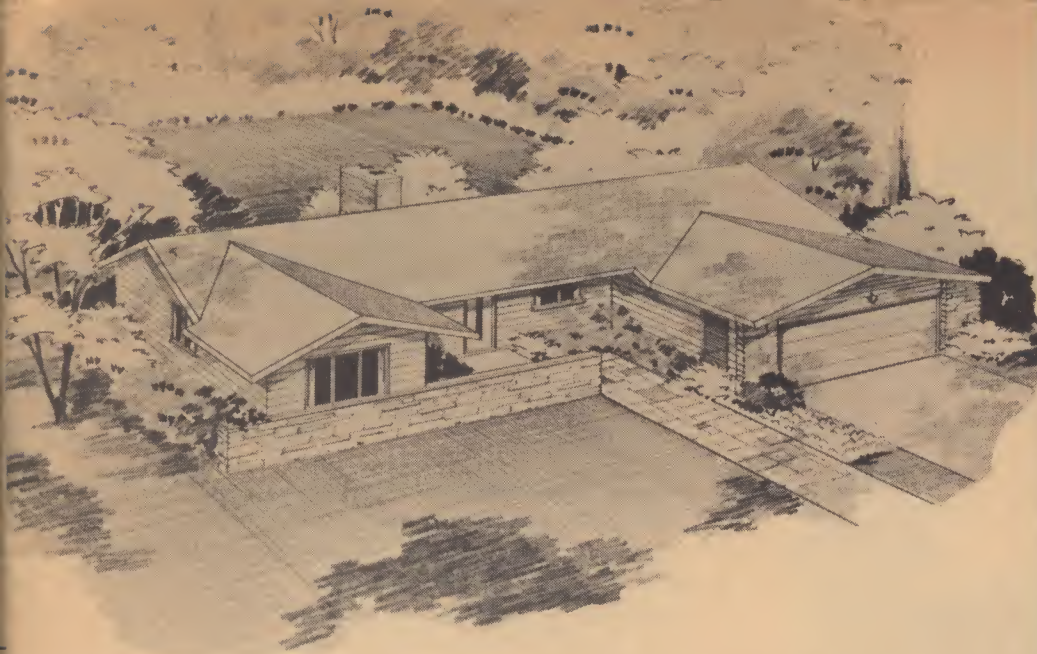


## DESIGN G 834

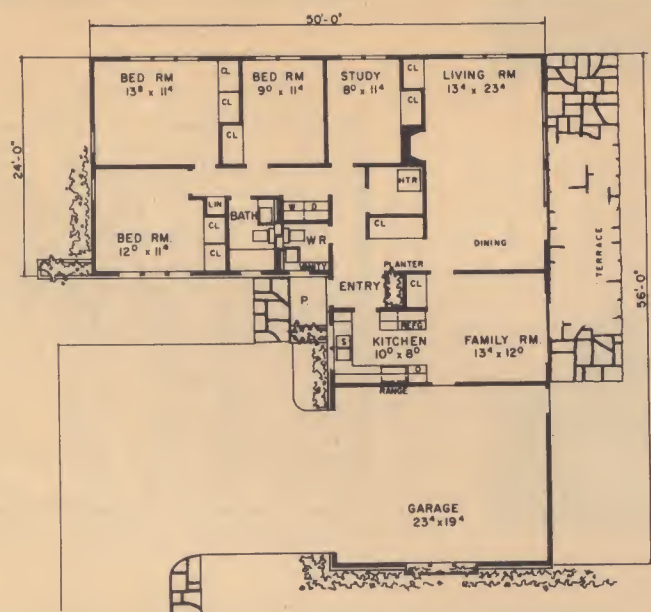
1,438 SQ. FT.  
15,620 CU. FT.

Like many L-shaped designs this attractive frame home with its touch of brick veneer may be built on the site two ways—with the garage facing the street, or with the front entrance toward the street. Lot orientation may be dictated by the presence of a delightful view. If it is to the side of your lot, you may wish to allow the expanse of windows in the living and family rooms to capture such a view by having the front entrance facing the street.

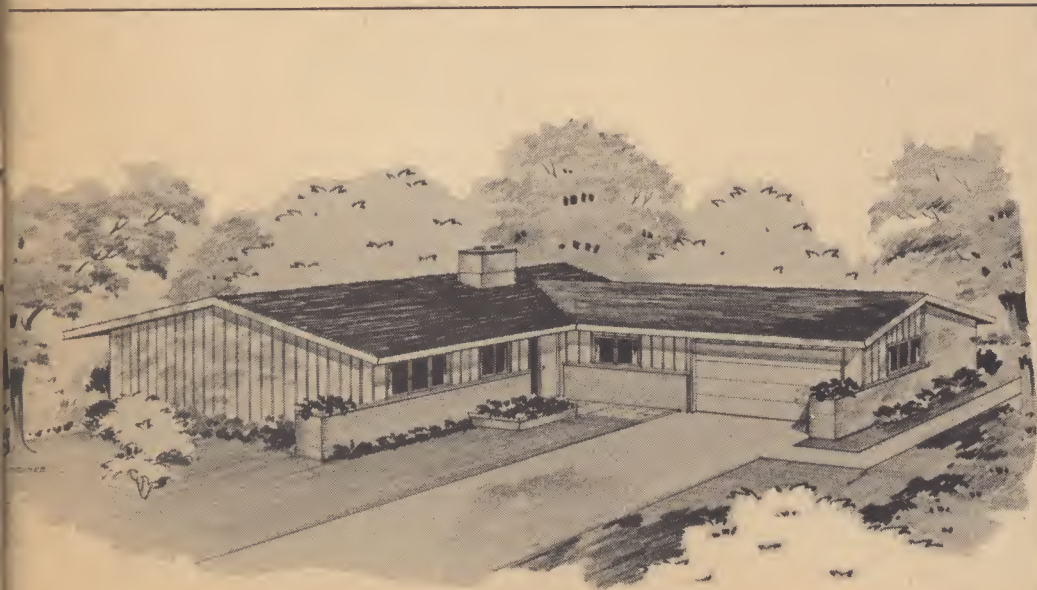




Other features of this fine home include the storage wall, complete with a built-in chest of drawers, in the master bedroom; the vanity and the linen closets in the baths; the spacious living room with its fireplace and wall of windows; the extra storage units in the garage. Observe the strategic location of the kitchens in each of the three plans on this page. In each case, the housewife's work center has a view of the front entrance while, also, being but a few steps from the outdoor living areas. In addition, her work center is handy to the garage—a feature which saves many steps when unloading the family's weekly groceries.



Another interesting and practical feature which is common to all three floor plans on this page is the location of the living areas. Notice how they enjoy a full measure of privacy from the street. Circulation patterns will be such that the living rooms will be relatively free of unnecessary traffic. While the large family room will cater to a multitude of family functions which promote togetherness, the study will serve as the retreat area for that quick nap, reading, writing, or sewing. For the larger family it will serve admirably as the baby's nursery. Observe the vanity in the washroom, and the extra closets in the living and family rooms.



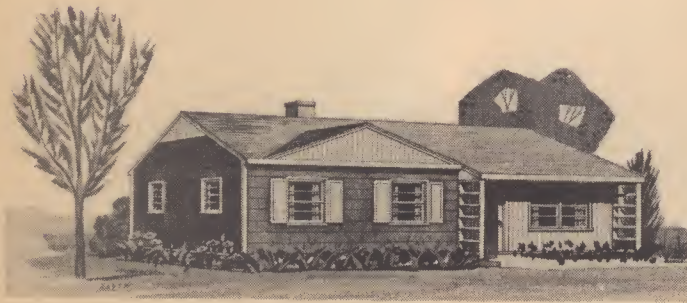
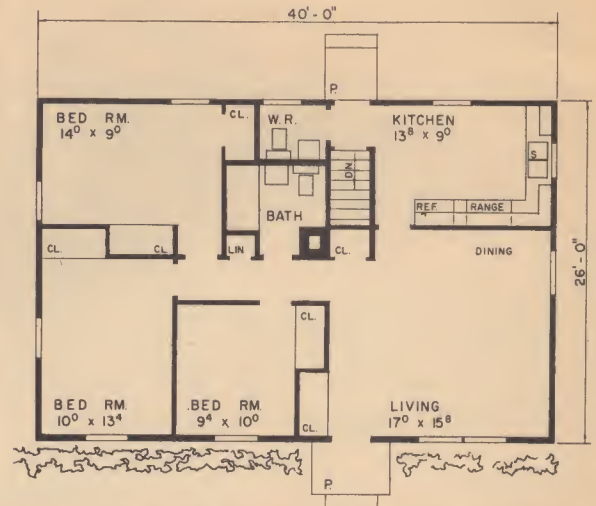
The interior appointments of a home often spell the difference between efficient living patterns and those which are slipshod and tiring for the various members of the family. Noteworthy in this floor plan is the planter between the nook and the family room. This planting unit has open shelves which face the family room. Between the kitchen and the nook is a china cabinet with a pass-thru between the upper and lower units. The master bath which so conveniently serves the family-kitchen area has a fine stall shower. Each of the three bedrooms has exceptional storage facilities.



## DESIGN G 689

1,040 SQ. FT.  
19,708 CU. FT.

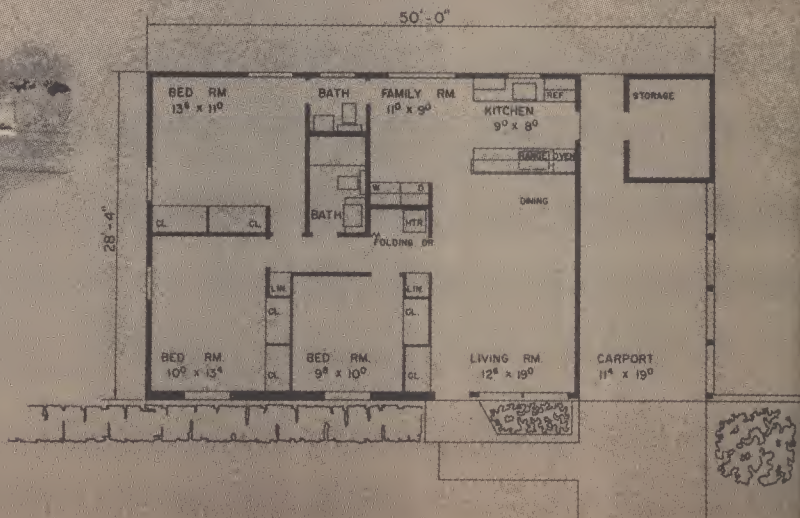
Four different exteriors for each of the two designs on this and the opposing page give plenty of choice. Compact and efficient. It would be difficult to find more livability per square foot than exhibited here. The blueprints for this design include details for the construction of all four exteriors.



## DESIGN G 759

1,075 SQ. FT.  
10,578 CU. FT.

This small economically constructed home can have all the livability of a much more deluxe home. This three bedroom, brick and frame charmer is just the thing for a young married couple. List the features that appeal to you.

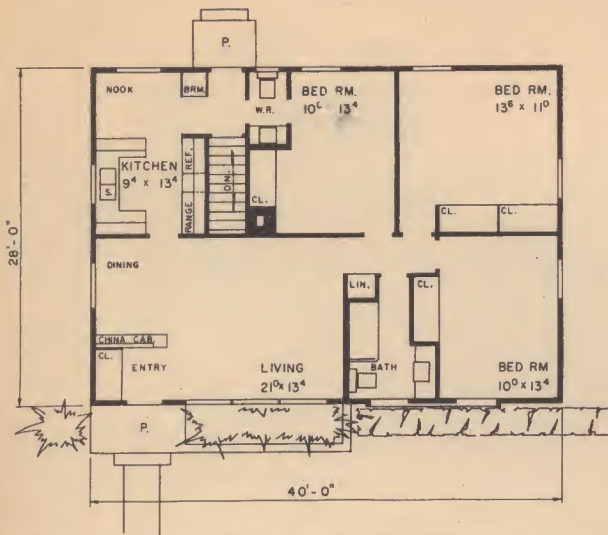




## DESIGN G 687

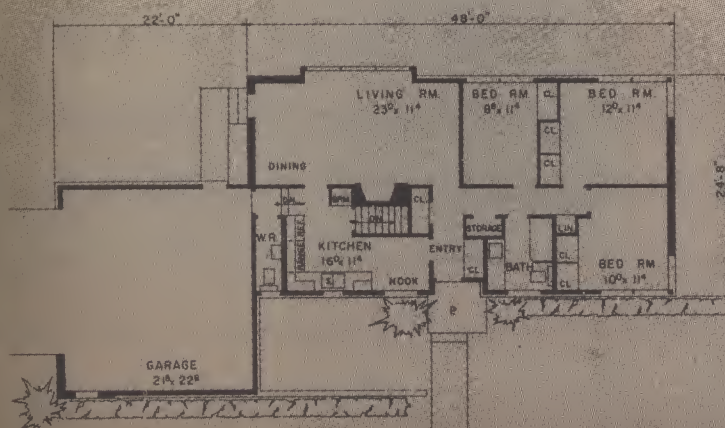
1,120 SQ. FT.  
21,616 CU. FT.

The rectangular floor plan contributes to economical construction costs. These delightful frame homes each have three bedrooms, abundant storage, a sizable nook and dining area, one-and-a-half baths and a full basement. Also, noteworthy, is the built-in china cabinet in the dining area.

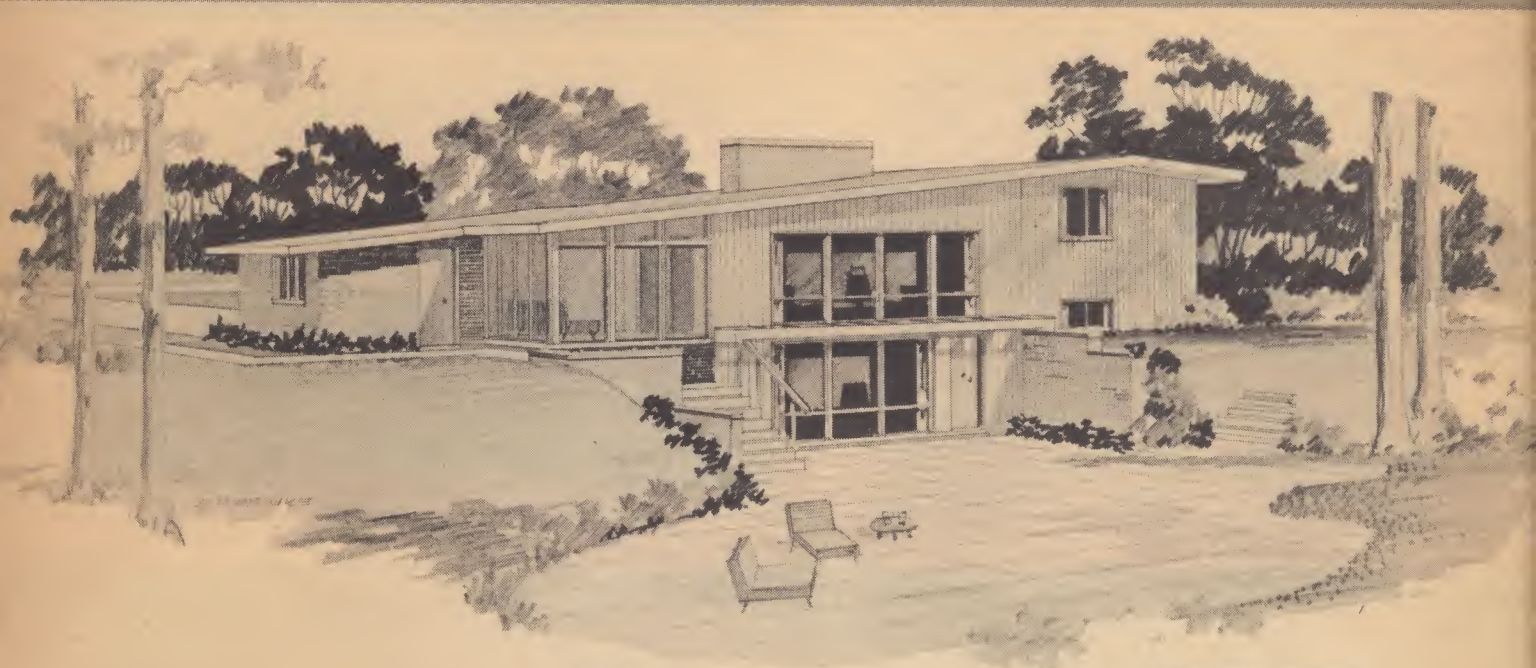


## DESIGN G 521

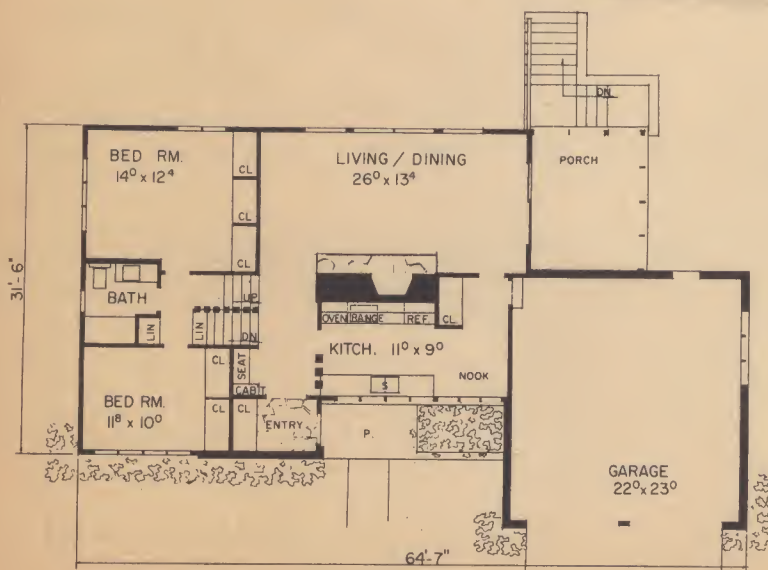
1,185 SQ. FT.  
20,442 CU. FT.



This long, low modern ranch home would never fail to impress passersby. The center entry means good traffic circulation. The floor-to-ceiling windows of the living room provide a sweeping view of the rear yard. Don't miss the extra wash-room.



GARDEN VIEW



## DESIGN G 529 21,371 CU. FT.

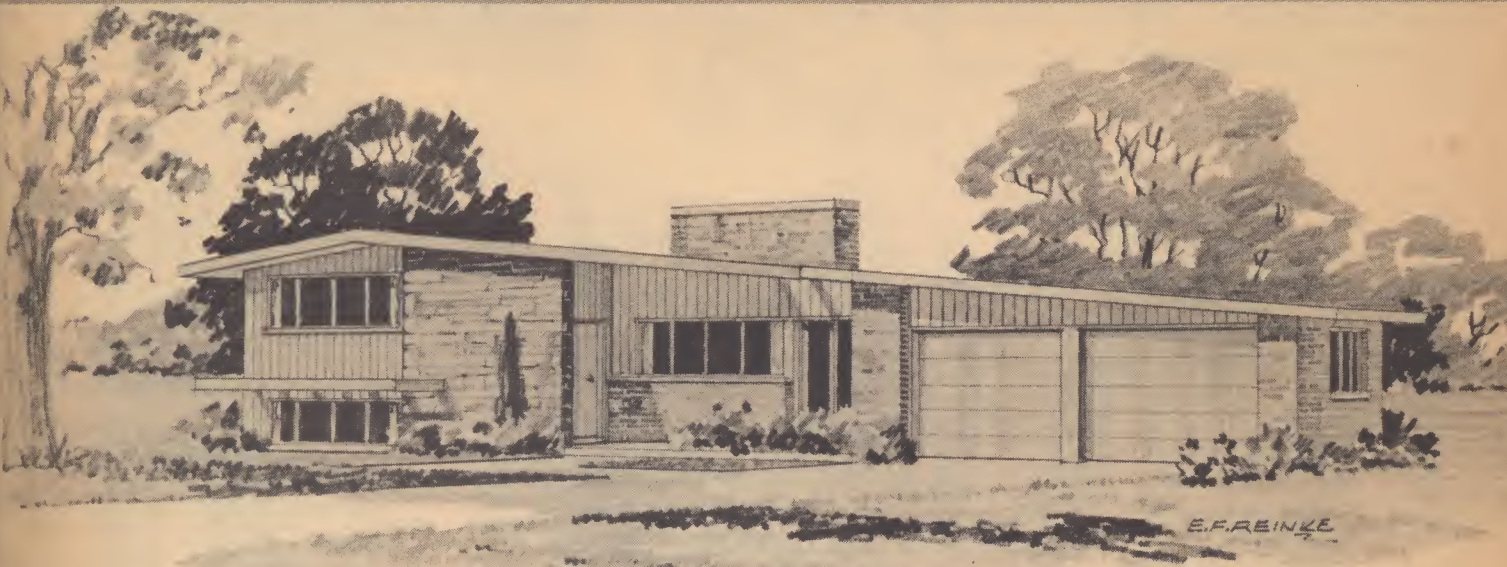
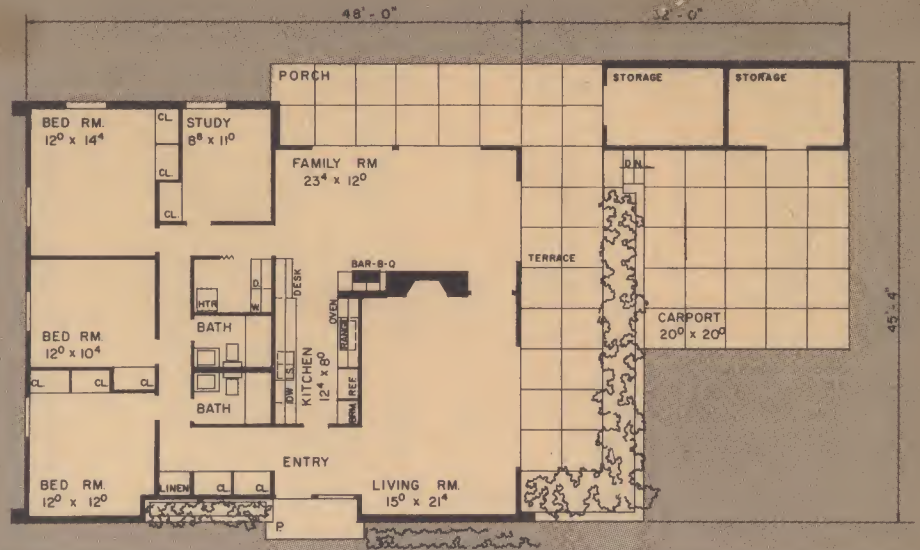
Here is a home where adults and teenagers can find room for privacy and activity without interfering with one another. The lower bedroom level is partially below grade. However, it receives plenty of bright, natural light.

Main Level —740 SQ. FT.  
Upper Level —502 SQ. FT.

The sloping site can have many characteristics. Very few hillside or rolling lots are exactly the same. The designs on these two pages illustrate the integrating of two basically different designs with two equally different pieces of property. Design G 529, below, shows how a tri-level home with a fully exposed lower level can be oriented on a site that drops sharply to the rear. Design G 792 illustrates the orientation of a one story home on a gently sloping lot. Whether you want plenty of bedroom space, bathrooms or extra living area indoors and out—you name it and this design has it. Observe how that outdoor living area runs adjacent to the family and living rooms. With that barbecue in the family room you will have picnics the year 'round.

## DESIGN G 792

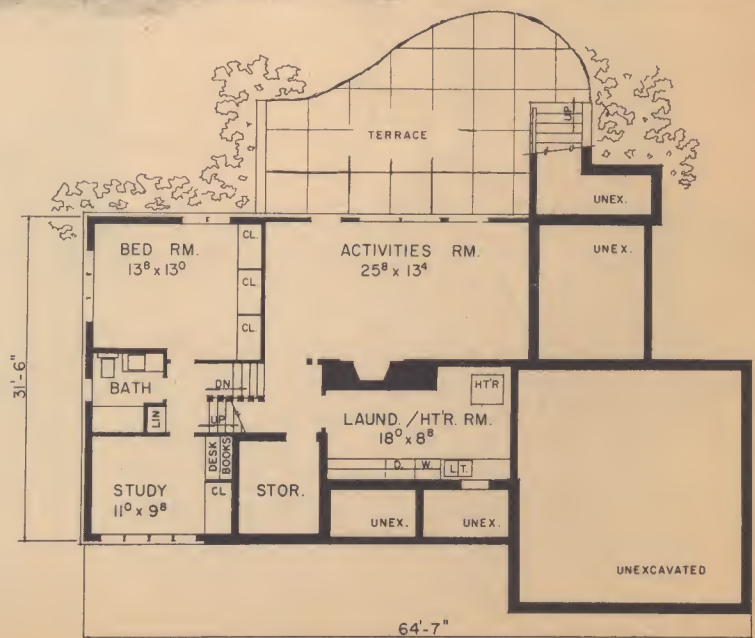
1,840 SQ. FT.  
18,829 CU. FT.



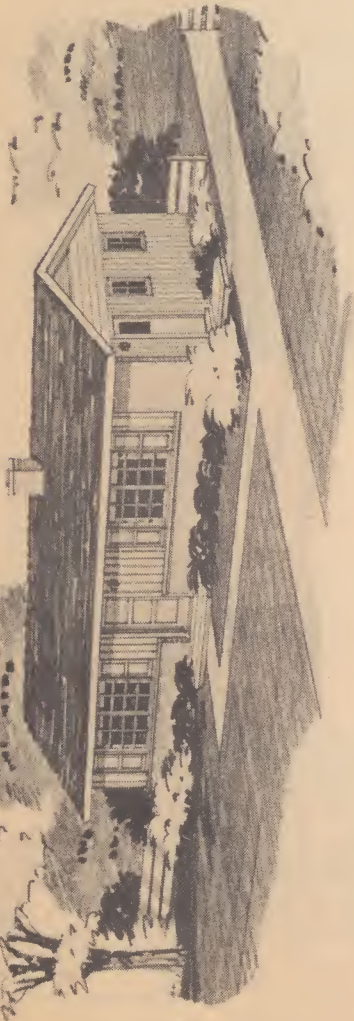
### STREET VIEW

The basement level is the recreation area. It has a fireplace and large windows looking out upon the spacious terrace. The main level is not without its outdoor recreation area, either. Aluminum glass sliding doors separate the living-dining area from the porch. Don't miss the storage facilities of the bedrooms.

Lower Level —502 SQ. FT.  
Basement Level —740 SQ. FT.



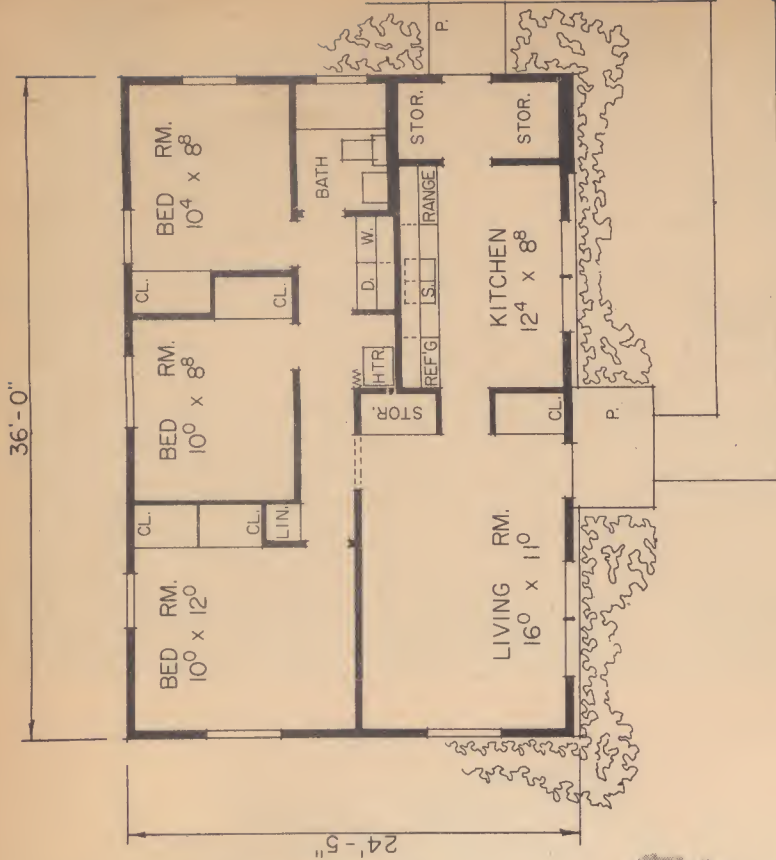
# DESIGN G 1001



# DESIGN G 1002



# DESIGN G 1003

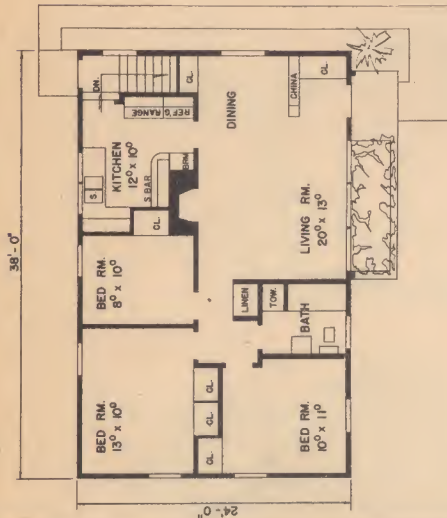


Your home can have many faces. Here is an efficient three bedroom home which can be built with any one of the three different exteriors shown at the left. While the floor plan does not change, the character of each exterior is delightfully different. Study the effectively different use of brick, wood siding, and type of windows. Note the hip roof of Design G-1003 and the gabled roofs of Designs G-1001 and G-1002. Designed into 882 square feet are exceptional storage facilities. The grouping of the bath, the laundry, the kitchen, and the heating equipment represents an economy in plumbing. The kitchen is compact, efficient, and has plenty of space for eating. The end living room has plenty of natural light and is free from annoying cross-room traffic. When ordering blueprints be sure to specify the correct design number. There is a separate set of blueprints for each attractive exterior. The cubic footage of these designs is 9,923.

## DESIGN G 222

912 SQ. FT.  
16,872 CU. FT.

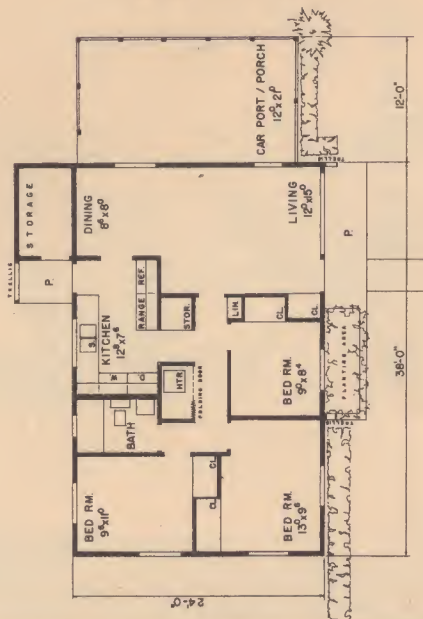
Here, again, is evidence that an economical-to-build rectangular shaped home does not have to look like a box. The trellis work and the planting boxes, together with the expansive living room windows, create freshness of character. Don't miss the fireplace, the snack bar, and the convenient location of the stairs to the basement.



## DESIGN G 354

912 SQ. FT.  
9,873 CU. FT.

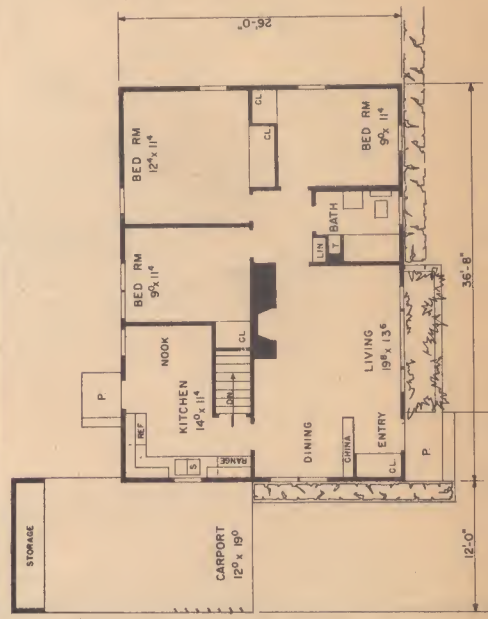
Today's larger families often require three bedrooms. If the budget cannot afford a large home, that cramped feeling can be overcome by providing an open living area and outdoor living space. The sweeping living-dining area and the covered porch contribute mightily toward achieving the feeling of spaciousness.



## DESIGN G 603

953 SQ. FT.  
16,250 CU. FT.

You can be sure of one of the most attractive homes in your neighborhood if you build this compact frame home designed for a relatively narrow lot. There is a charming fireplace, convenient kitchen with large nook area, and three lovely bedrooms. Observe both the indoor and outdoor storage facilities.

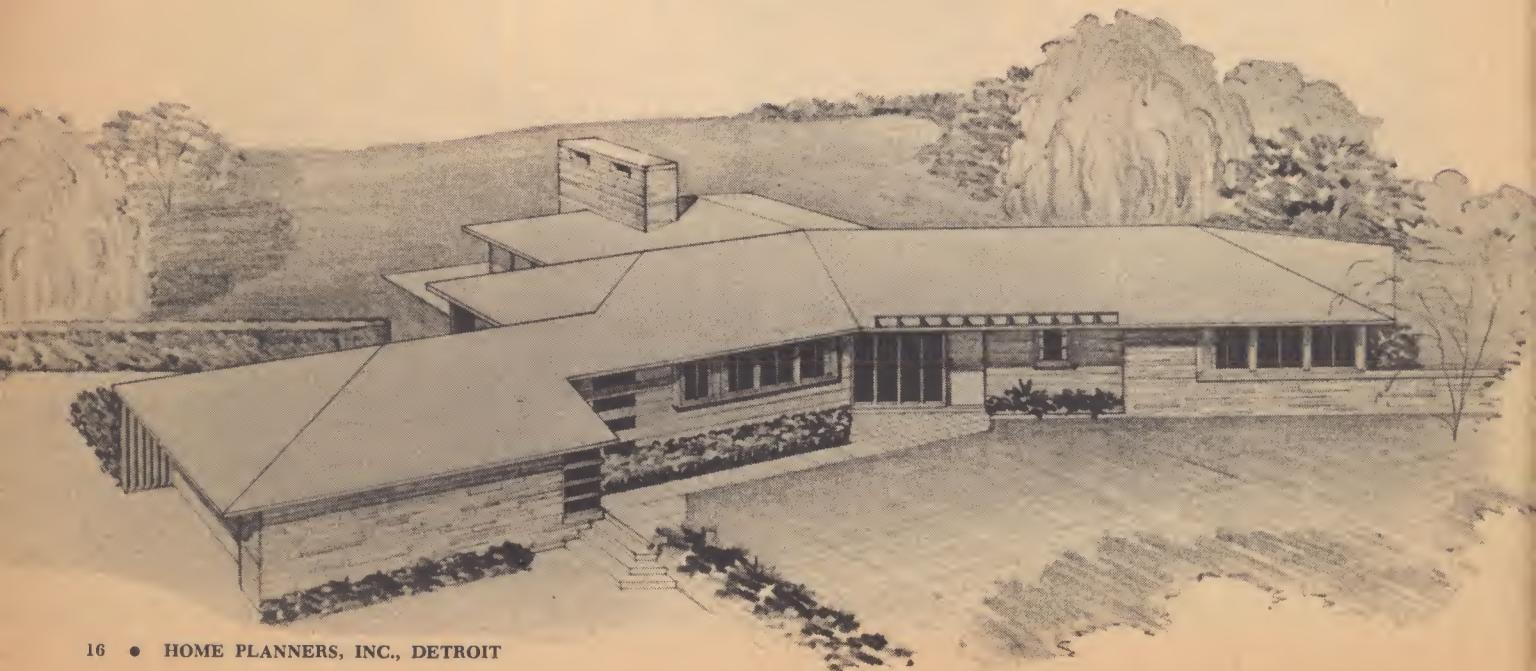
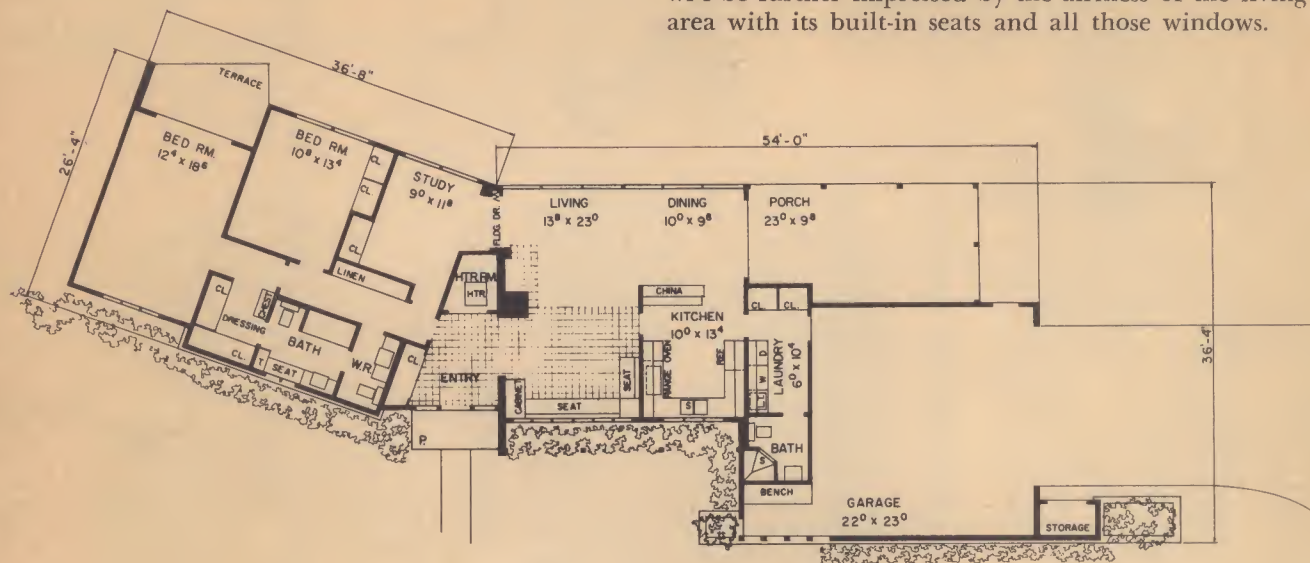




## DESIGN G 721

1,693 SQ. FT.  
16,907 CU. FT.

A tour through this deluxe home will prove to be a delightful experience. As you step into the front entry you will walk on colorful and durable quarried stone. The big linen closet will catch your eye just before you admire the compartment bath facilities. You will be sure to appreciate the size of the master bedroom with its dressing area and private terrace. You will be further impressed by the airiness of the living area with its built-in seats and all those windows.

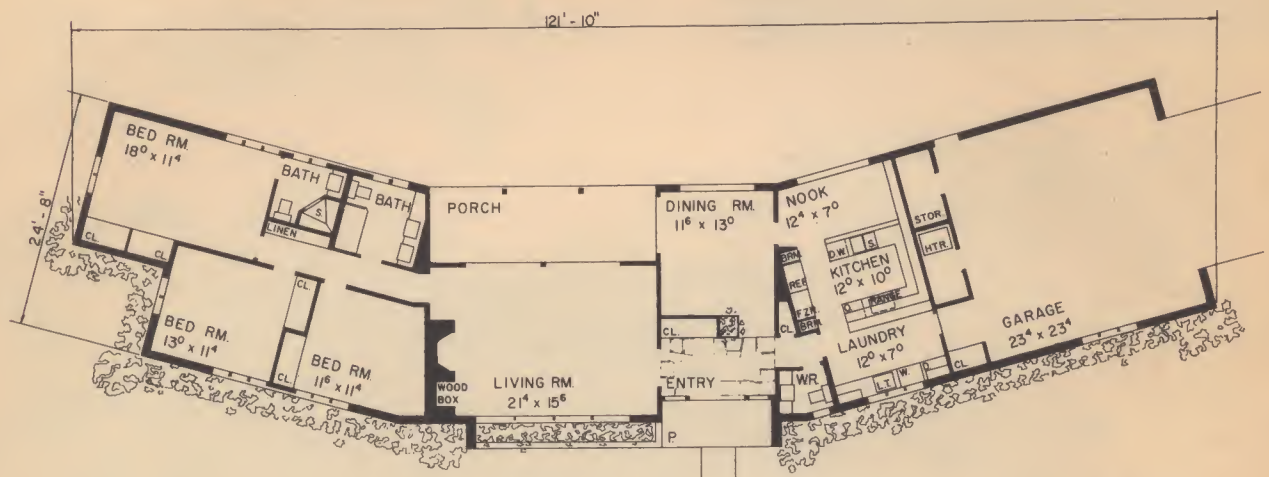




## DESIGN G 793

1,910 SQ. FT.  
19,614 CU. FT.

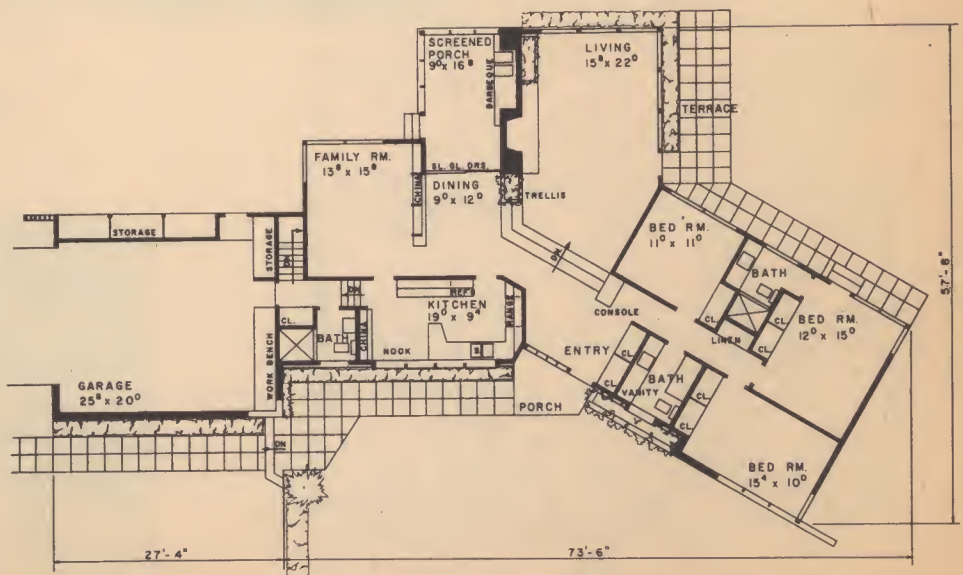
An adventure in living awaits the proud owners of this deluxe suburban home. You will want to set this impressive ranch home on a wide lot with plenty of space around it. The livability of the interior will be every bit as luxurious as the appearance of the exterior. The quiet living area separates the sleeping wing from the often noisy work center. Three large bedrooms with two full baths assure outstanding sleeping facilities.



## DESIGN G 77

2,080 SQ. FT.  
28,142 CU. FT.

Here is truly gracious living. Family recreation facilities are prominent both indoors and out. In addition to the family room, there is the screened porch. There is the nook as well as the larger dining area. The living room is free of cross-room traffic, and has two walls of windows. In addition to the two full baths of the bedroom wing, there is a bathroom with a stall shower near the service entrance. This home has a partial basement.

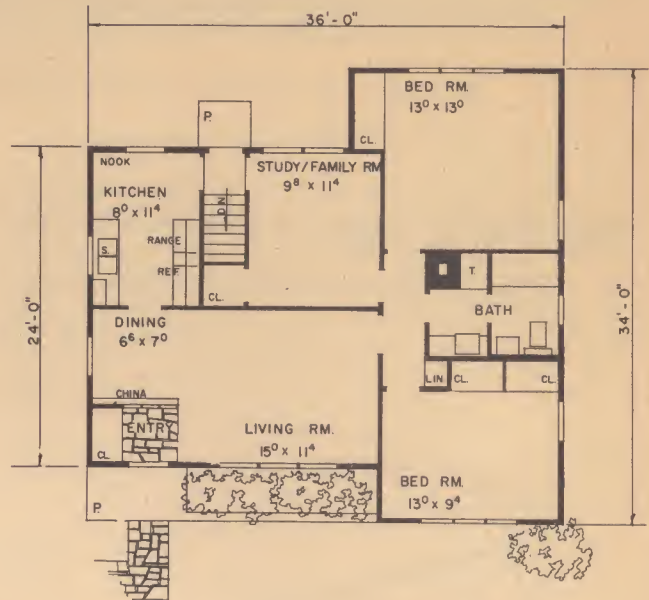




## DESIGN G 727

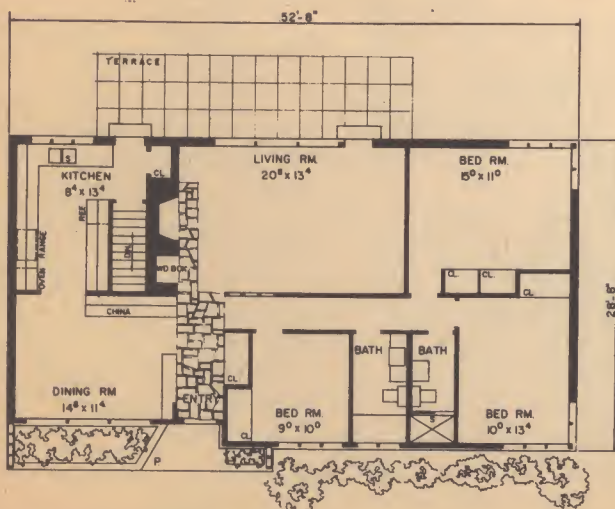
1,018 SQ. FT.  
18,206 CU. FT.

The exterior of this hip roof modern is entirely frame. If you have a narrow lot, here is a home of 1,000 square feet of livable floor area that will provide you with plenty of livability. In addition to the dining "L" which is separated from the front entry by a china cabinet, there is eating space in the kitchen. If the study must function as a third bedroom, the full basement may be developed into an activities room for group enjoyment.



## DESIGN G 544

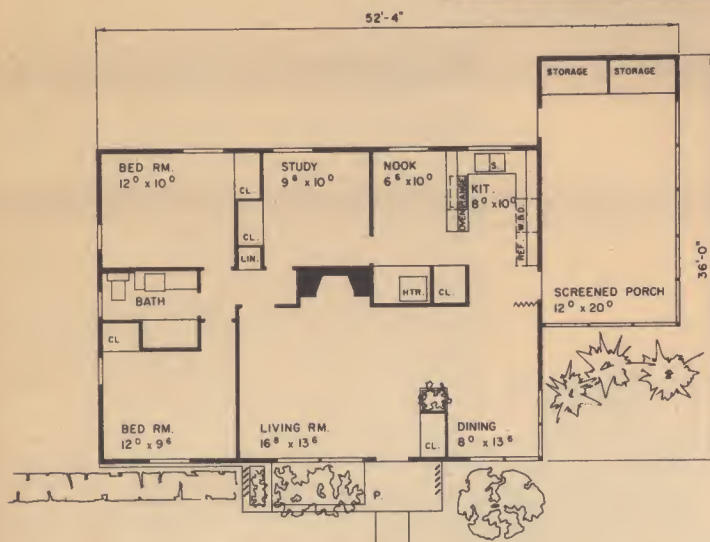
1,464 SQ. FT.  
28,238 CU. FT.



Because both the living area and the kitchen face the rear yard, the housewife can easily oversee her children. A separate dining room adequately provides for formal or informal entertaining. There are two full baths. A fireplace in the basement will be the focal point when this area is finished off for recreation space. Don't miss all that counter space in the kitchen, the built-ins of the dining room, and the stall shower.

## DESIGN G 801

1,124 SQ. FT.  
11,398 CU. FT.



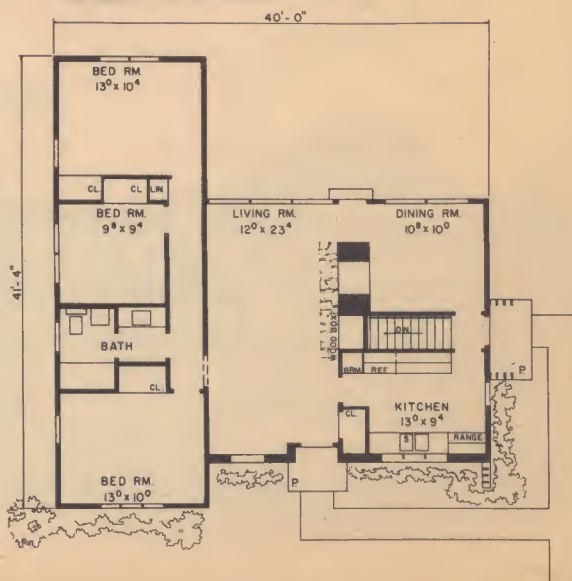
Picture yourself as the proud owner of this snug frame home. The picturesque hip-roof with its wide overhang seems to foretell the great amount of livability found inside. The U-shaped kitchen has an efficient layout. There are two distinct eating areas and a wonderful fireplace. That screened porch will help make your summer a most enjoyable one. If you prefer, the porch may become a garage instead.



## DESIGN G 724

1,205 SQ. FT.  
19,011 CU. FT.

What could be more practical than to make that room divider a two-way fireplace. A fireplace serving two distinct areas represents maximum utility. Imagine enjoying the cheerfulness of one fire from the living as well as the dining room. The sweeping front-to-rear living room creates a delightful feeling of spaciousness. A door in the living-dining area allows you to step directly out to your outdoor living area.





## DESIGN G 815

34,384 CU. FT.

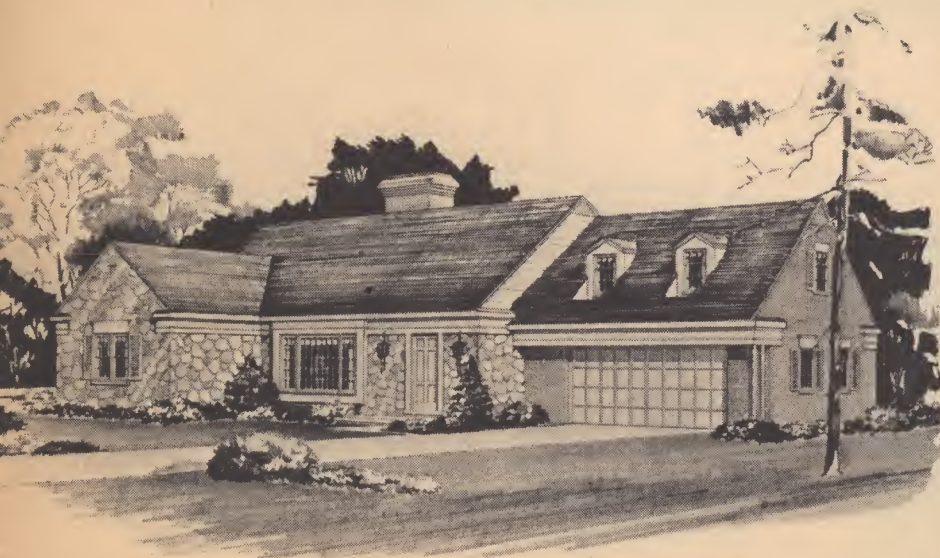
A one-and-a-half story home with all the appearances of a ground-hugging one story ranch home. The second floor projects from the rear as a dormer. This is a home that has everything for the family that enjoys formal living. There is the formal dining room, the distinctive sunken living room, three large bedrooms, a wonderful study, and 2½ baths. Observe the many built-in units which include the desk, the china, the vanity units, the book shelves and the planter.



## DESIGN G 171

31,928 CU. FT.

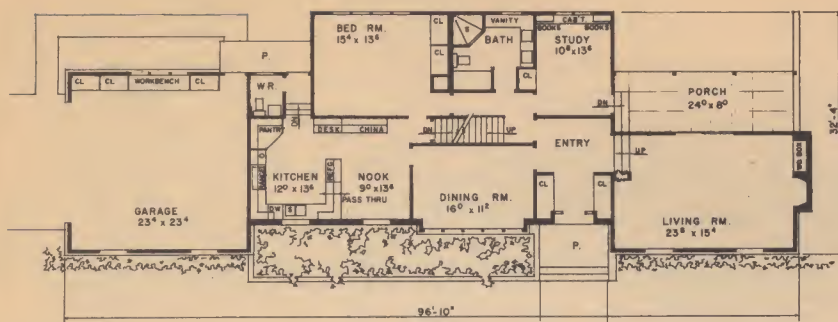
Three bedrooms, a library, two baths and lavatory, loads of closets, a great big through-the-house living room and a hobby garage all add up to a pretty nice colonial home that would assure its owners many years of gracious living. A formal plan such as this allows each member of the family an opportunity to be alone and enjoy his own company. Family gatherings have plenty of space to congregate in the living room, the separate dining room, and in an activities room which may be developed in the basement.



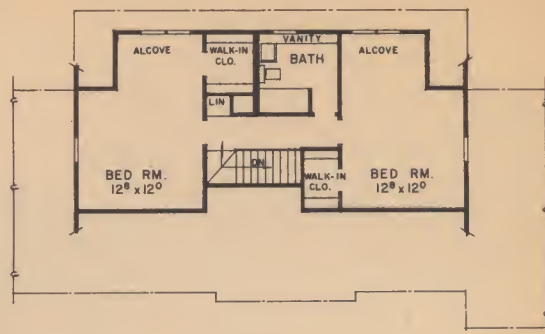
## DESIGN G 726

32,397 CU. FT.

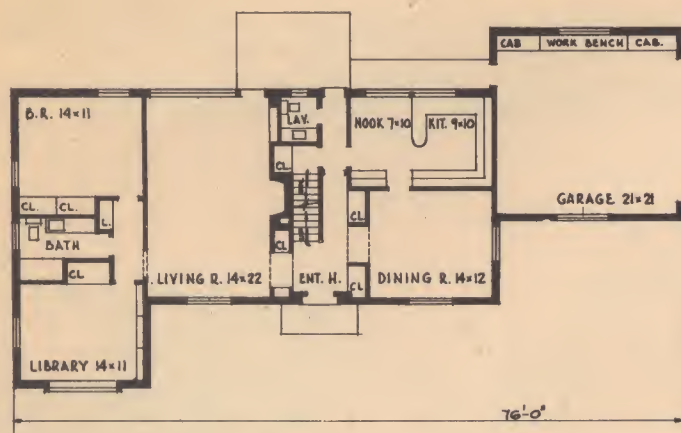
Lacking nothing this story-and-half home provides everything for which the large family could wish. It will function conveniently as a four bedroom, two-and-a-half bath home. If the building budget is somewhat limited, the growing family may postpone the completion of the second floor until funds become available. Living activities will revolve around the two-way fireplace which may be enjoyed simultaneously in the living and family rooms. Count the many storage areas.



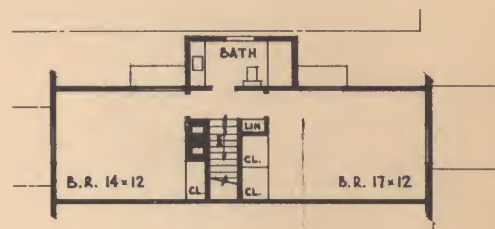
First Floor — 1,688 SQ. FT.



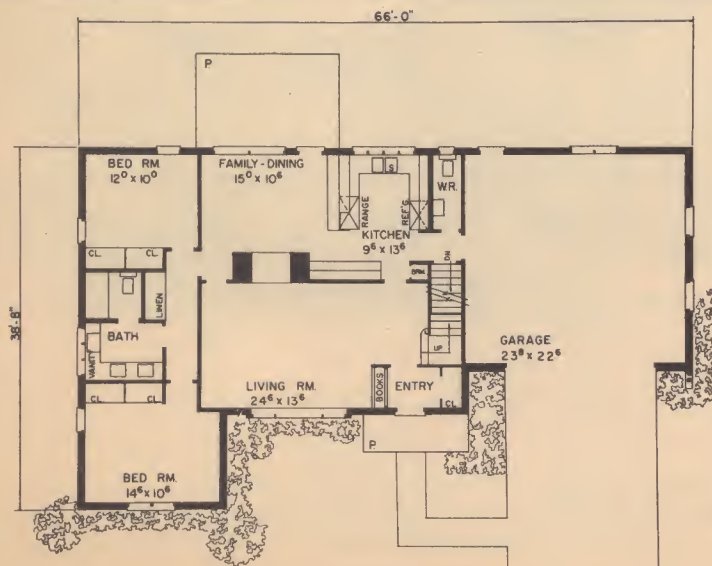
Second Floor — 674 SQ. FT.



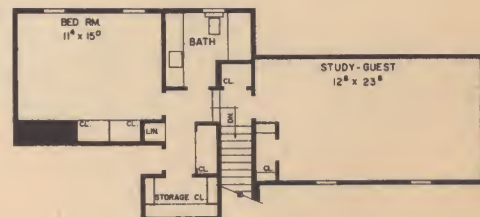
First Floor — 1,450 SQ. FT.



Second Floor — 558 SQ. FT.



First Floor — 1,358 SQ. FT.



Second Floor — 768 SQ. FT.

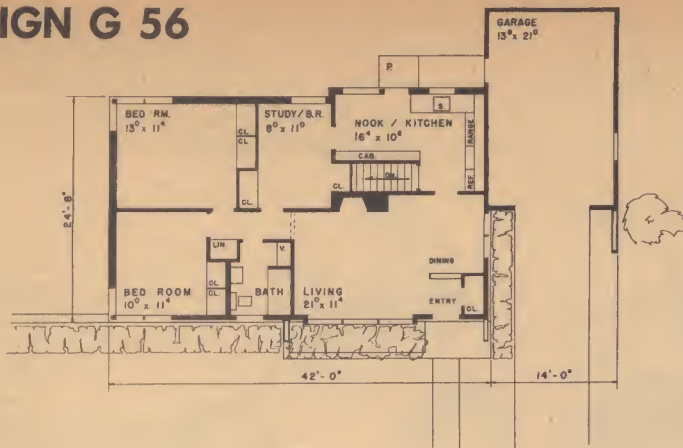


What makes this small home an eye-opener? Well, it is its neat and trim appearance. The brick and vertical siding contrast pleasingly. The picture window is dramatic. The extension of the wing wall makes the home appear even wider. The wide roof overhang and the trellis are those extra design features that contribute so much toward making a home picturesque.

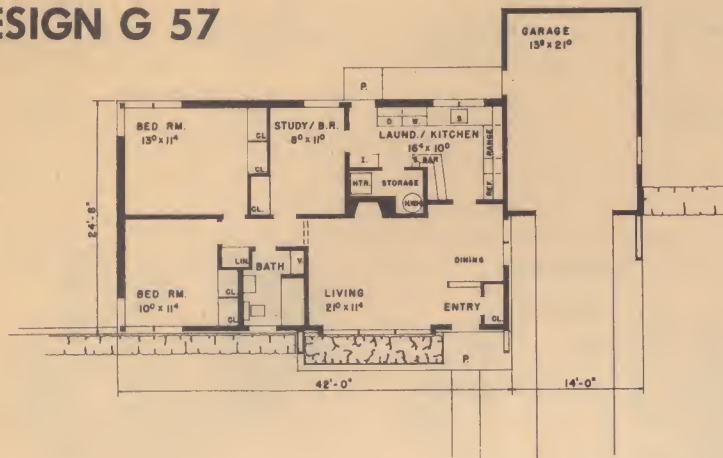


The ranch home with a traditional flavor is a thing of charm, indeed. The shutters, the gabled roof, the cupola, and even the style of the chimney and the lantern make important contributions. The raised planting area also adds that extra something.

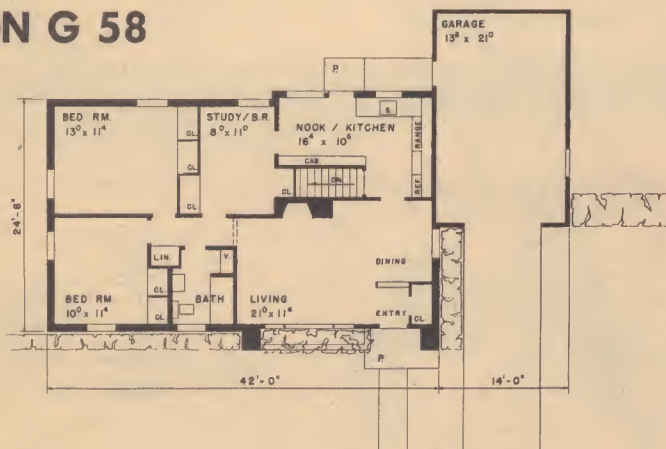
## DESIGN G 56



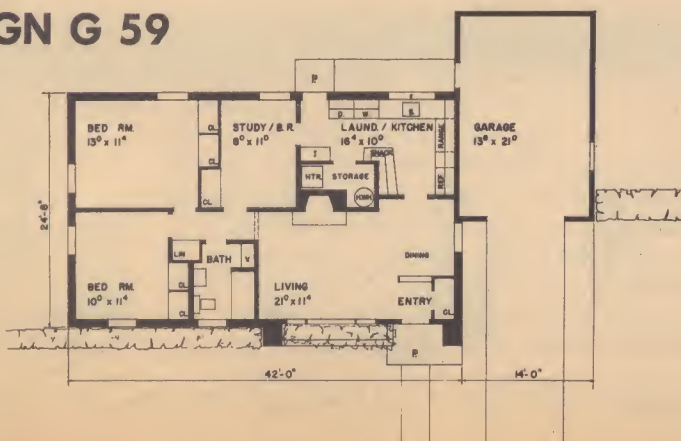
## DESIGN G 57



## DESIGN G 58



## DESIGN G 59



The designs on these two pages have the same basic floor plan. The difference is between basement and non-basement construction. The exteriors, however, are as different as their interiors are similar. This presentation shows that most any type exterior can go with your favorite plan. Which of these attractive exteriors do you prefer?

Careful planning has resulted in the incorporation of a number of convenient living features. In addition to the dining "L" there is eating space in the kitchen. The non-basement plans reveal a first floor laundry area. Observe the built-in vanity in the bath, the linen storage unit, and the abundant wardrobe space in the bedrooms. Then, there is the fireplace, a feature that is truly luxurious. If you live in an area where basements are practical, Designs G-56 and G-58 provide you with the opportunity of increasing your living area by incorporating an activities room or hobby area. There is a separate set of blueprints for each design number shown at the left. Designs G-56 and G-57 may be ordered with the modern exterior; Designs G-58 and G-59 with the traditional exterior. These homes contain 1,037 square feet of livable floor area. The designs with basements have 18,362 cubic feet; those without basements, 11,956 cubic feet.

Planning a new home is a big step. It is a proud and an exciting one, too. But, in the excitement and the rush of getting the house started don't overlook the importance of analyzing your family's living patterns. Below are but a few of the many points you and your family should discuss seriously. We hope that thinking about these points will lead to discussion about the many others. Provocative discussions about the many aspects of family living will surely set the stage for choosing the correct plan for years of CONVENIENT LIVING.

## THIS IS A FINE, HAPPY FAMILY



DAD



MOTHER



SISTER



BROTHER



BABY



FIDO

## DON'T SUBJECT THEM TO—



OVERCROWDING



STANDING IN LINE



POOR TRAFFIC PATTERNS

## WELCOME THE ENTHUSIASM OF THE CHILDREN AND THEIR PETS



## GIVE THEM OPPORTUNITIES FOR EXPRESSION OF FAMILY LIVING



HOBBIES



ENTERTAINING



RECREATION



PRIVACY

## THINK ABOUT—



## A BASEMENT

The pros and cons of a basement are many, indeed. What one family will object to in a basement, another family will overlook. A basement to one family simply means more stairs to climb or just another place for "junk" to collect. To another family it represents an important and highly useful area where the work shop, recreation room, and organized storage can exist. The decision for or against a basement should be one that suits the living patterns of you and your family alone.

## A DINING ROOM

Whether or not to have a separate dining room in your new home can be a vexing problem unless you first analyze the dining habits of your family. If your family is small and you entertain seldom such a room might be a waste of space. A dining area off the living room would be more practical. On the other hand, the large family might find the all-purpose family room just the answer to cater to group dining on a formal or informal basis as the occasion dictates. If budget permits, a formal dining room can be provided also.



## WINDOWS AND YOUR VIEW

Effective window treatment will add much to the exterior appeal of your new home. It will also make a vital contribution to a bright and cheerful interior. When studying a design, also think about its windows in relation to your building site. A picture window where there is no exceptional view, at least serves the purpose of creating a feeling of spaciousness and allows lots of natural light inside. However, to be without a picture window when there is a beautiful view to be enjoyed is a shame, indeed.



## YOUR SITE AND LANDSCAPING

Whether you build on a heavily wooded site, or on one which is relatively free of trees, you are going to be concerned with landscaping. Too often shortsightedness results in large and beautifully proportioned trees being indiscriminately removed to clear the site. Then when the house is completed the owner finds himself needlessly planting smaller trees which will take years to attain the beauty of those thoughtlessly cut down. Before a single tree is cut be sure to orient your house to take advantage of the years Mother Nature has taken to beautify your site.



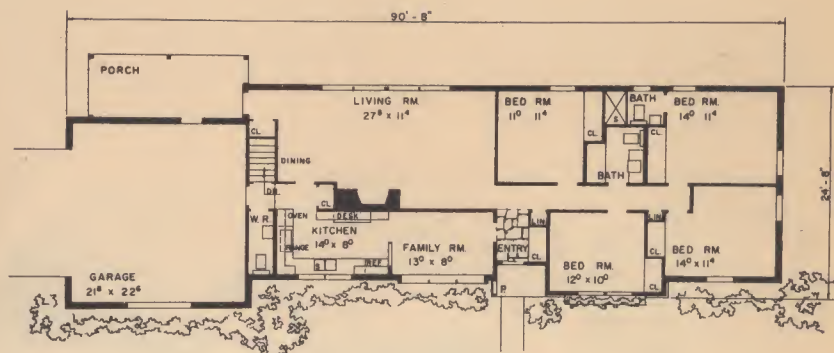
FOR FURTHER HINTS ON DEVELOPING YOUR SITE FOR TOWN OR COUNTRY LIVING TURN THE PAGE



## DESIGN G 590

1,705 SQ. FT.  
31,568 CU. FT.

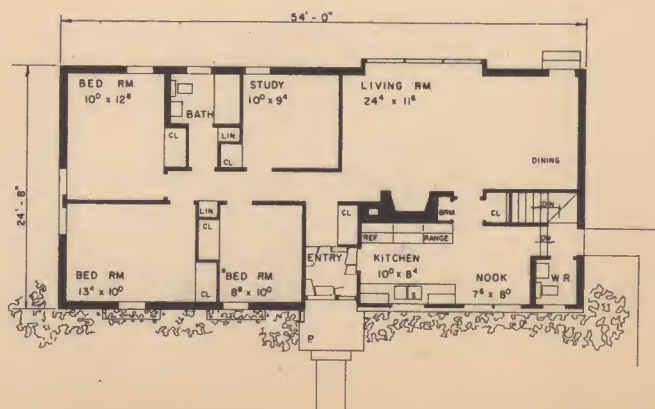
All the ingredients are present in this home for healthy and rewarding family living. In addition to the four bedrooms, there are abundant bath facilities, a family room, a covered porch, a full basement, and a two-car garage. Don't miss the planning desk in the kitchen; the washroom between the kitchen and the garage, and the fireplace.



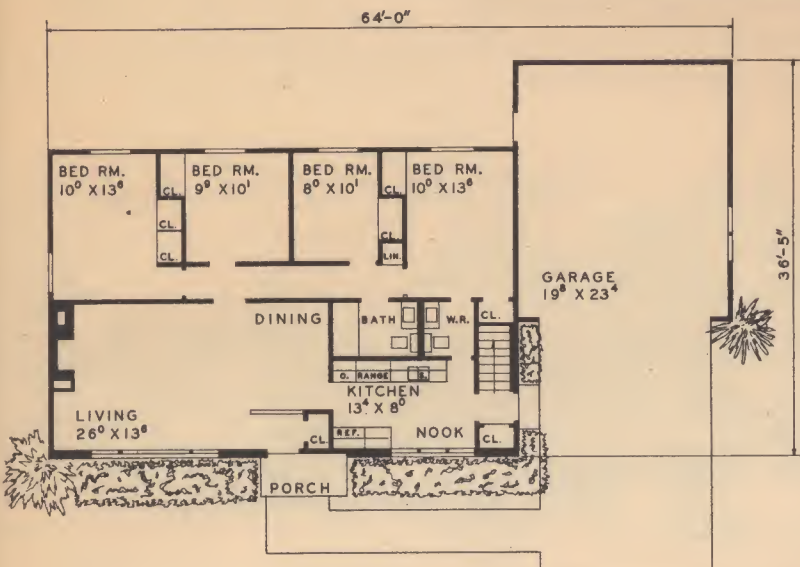
## DESIGN G 511

1,340 SQ. FT.  
25,441 CU. FT.

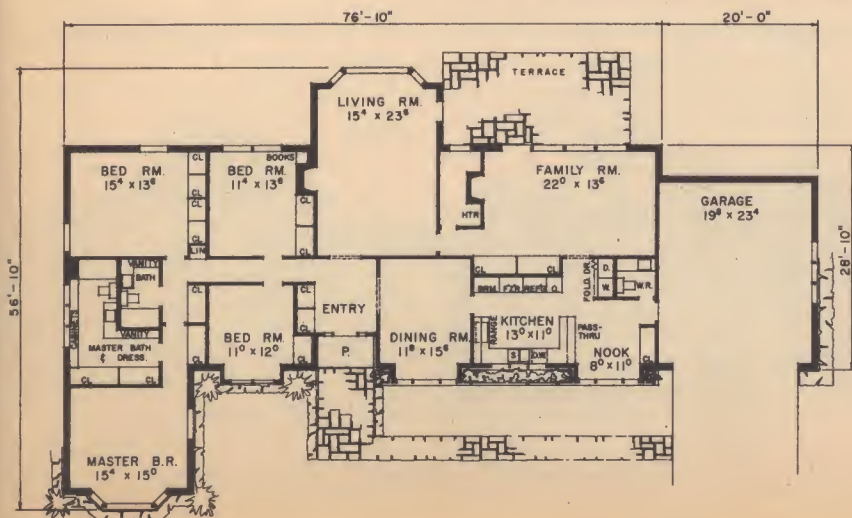
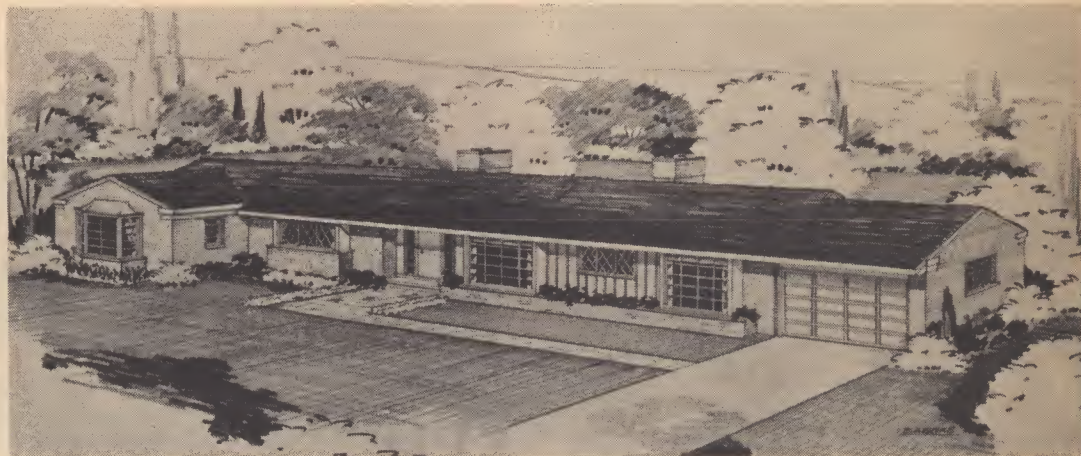
If your building budget is somewhat restricted and yet your need is for four bedrooms, this brick home with its full basement will fill the bill. Your living patterns will be simple, uncomplicated. Traffic circulation is good, there are two eating areas, and there is a washroom at the side entrance for the kids.



**1,250 SQ. FT.**  
**24,475 CU. FT.**



**2,649 SQ. FT.**  
**32,389 CU. FT.**



HOME PLANNERS, INC., DETROIT • 29

## DESIGN G 767

1,130 SQ. FT.  
10,998 CU. FT.

- TWO FULL BATHS
- SPACIOUS LIVING AREA
- ECONOMICAL CONSTRUCTION



## DESIGN G 741

1,141 SQ. FT.  
19,739 CU. FT.

- REAR LIVING ROOM
- SEPARATE DINING ROOM
- EXCELLENT TRAFFIC PATTERNS



## DESIGN G 211

1,164 SQ. FT.  
11,577 SQ. FT.

- PLENTY OF CLOSETS
- FRAME CONSTRUCTION
- CENTRALLY LOCATED BATH

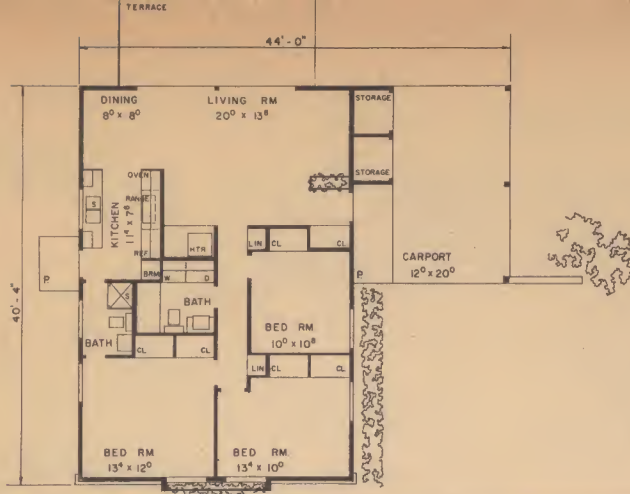


## DESIGN G 790

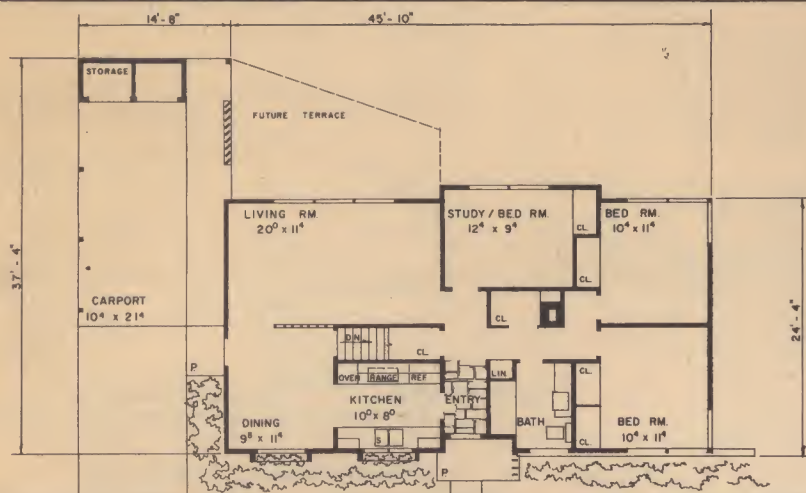
1,301 SQ. FT.  
12,581 CU. FT.

- EFFICIENT KITCHEN
- FINE FAMILY ROOM
- ONE-AND-A-HALF BATHS

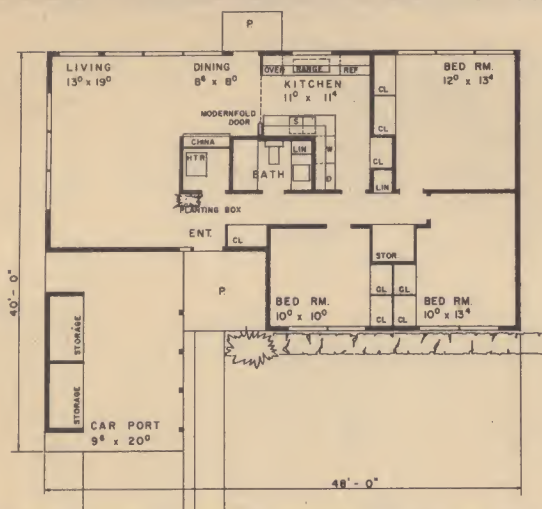




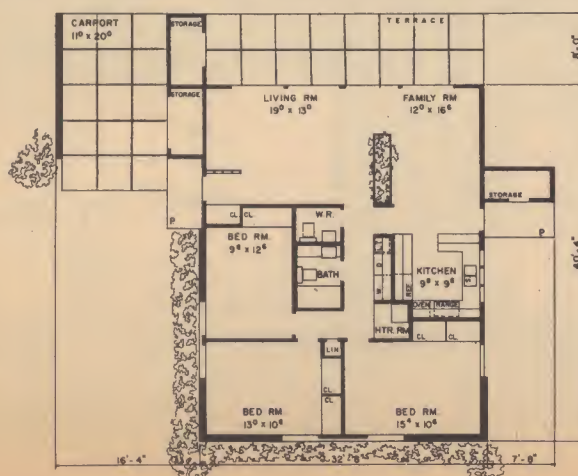
1,130 square feet of livable floor area, when wisely planned, can have all the livability of a much larger home. A family of four, or even five, will live happily in this economical to build home. There is plenty of storage space. Two baths will seem like a luxury. The compact laundry equipment is strategically placed in bath.



If your budget tells you your next home must be of only moderate size, there is no reason why you must settle for less than the best. This home will give you all you should have and more. You will have efficient traffic patterns, a separate dining room, a nice workable kitchen and three sizable bedrooms.



Study this design with an eye to such cost saving features as: utilizing walls as closets; locating the bath, heater room, and kitchen plumbing, centrally; designing the living, dining and kitchen areas without the need of useless partitions; providing for a carport with plenty of storage areas instead of a garage.



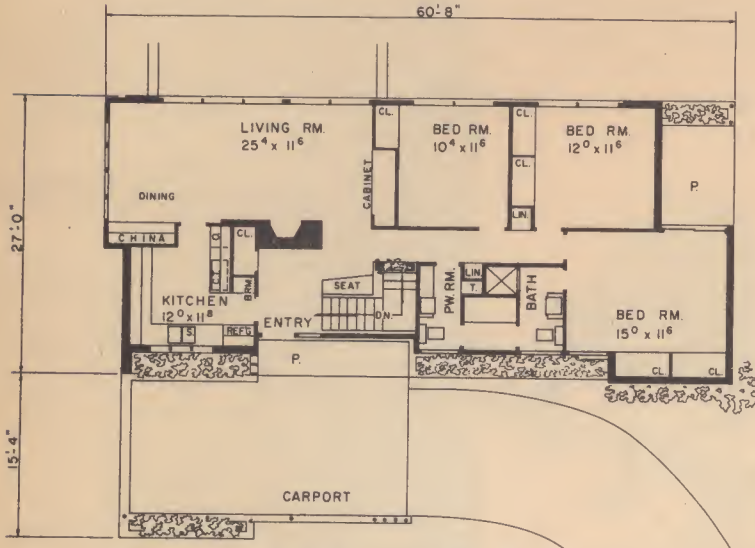
The rectangular home can have all the elegance of one that is angular. The low pitched roof, the wide overhang, the carport, and the dramatic window treatment give this home individuality. The freedom of the living areas is enhanced by the glass areas which open onto the terrace.



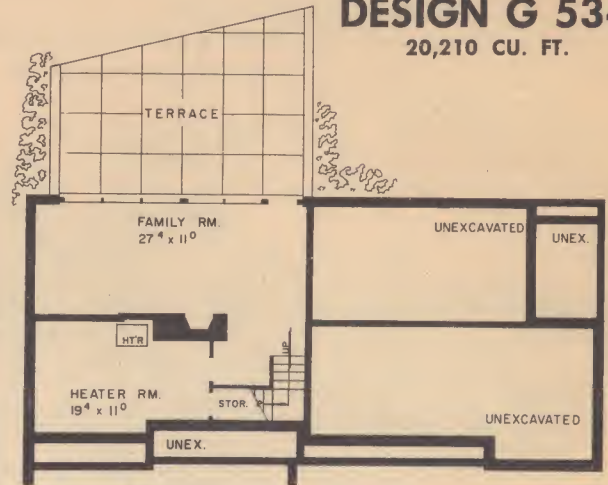
STREET VIEW

## DESIGN G 534

20,210 CU. FT.



Main Level —1,396 SQ. FT.

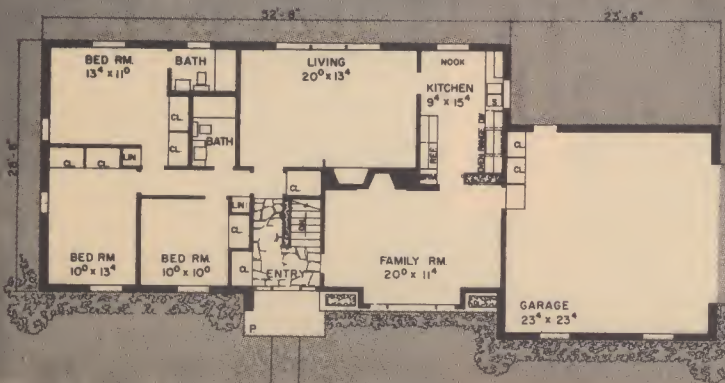


Basement Level— 694 SQ. FT.

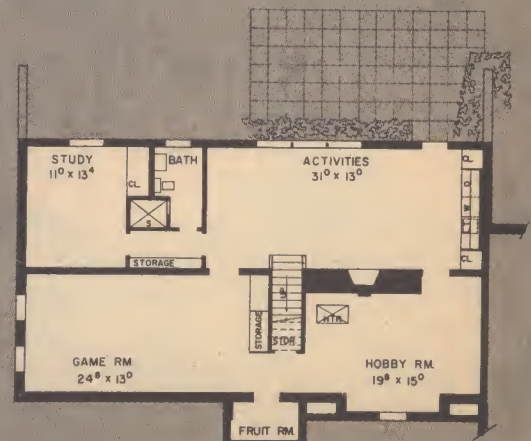
## DESIGN G 711

31,493 CU. FT.

This home can be built two ways—on a flat lot or on a site that slopes to the rear. The main level provides the active family with plenty of livability. However, if you want to double your livable floor area you can do so by exposing the basement (see garden view of Design G 534 at top of opposite page) and letting all that bright natural light in.

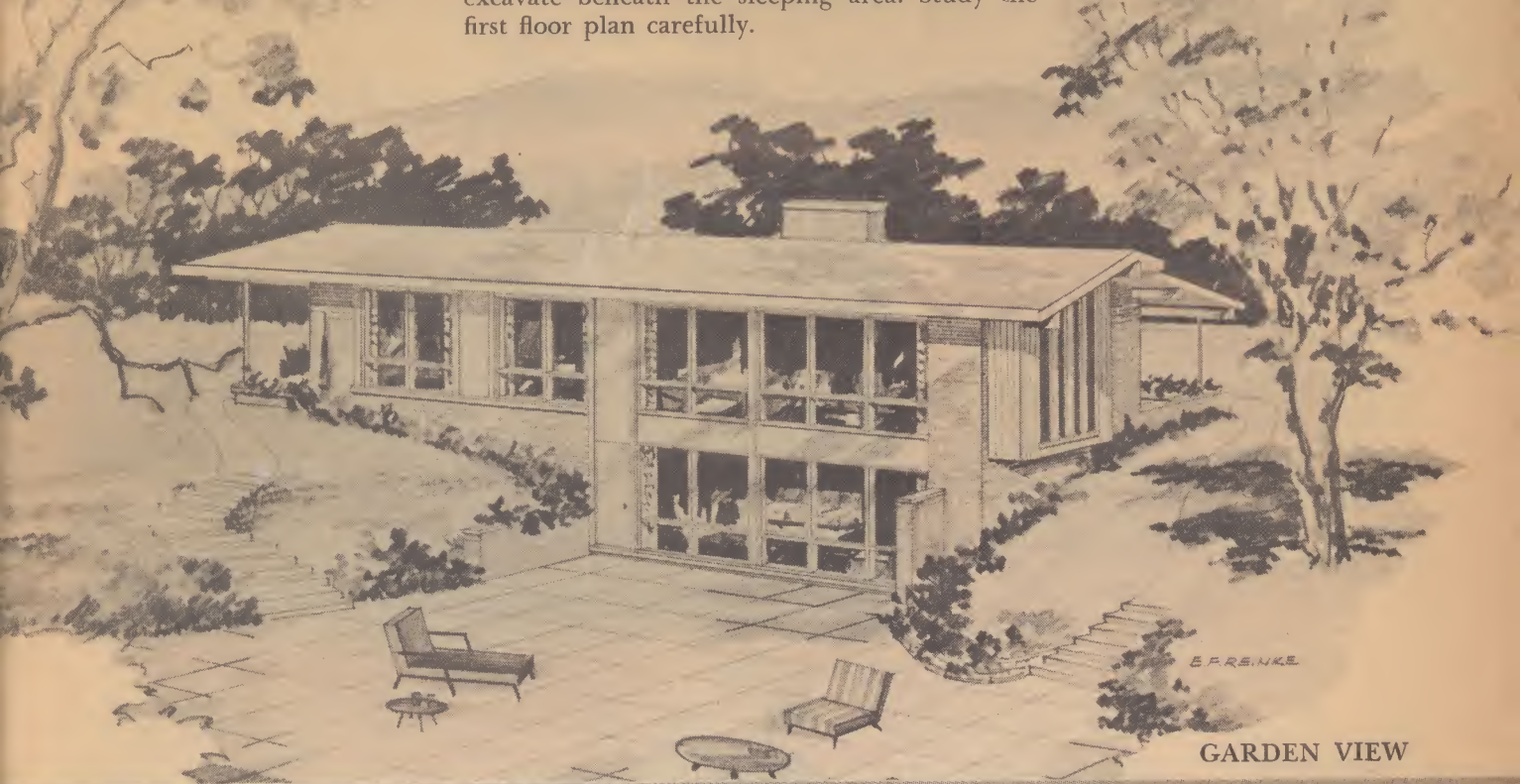


Main Level—1,528 SQ. FT.



Lower Level—1,573 SQ. FT.

This design is, in effect, a one story ranch home with an exposed basement. If your building site is irregular consider the advantages of making that lower level function as the recreation area, the work shop and the laundry. If you wish to develop the lower level further, you may excavate beneath the sleeping area. Study the first floor plan carefully.

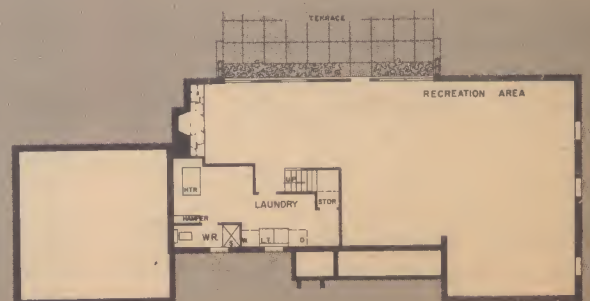
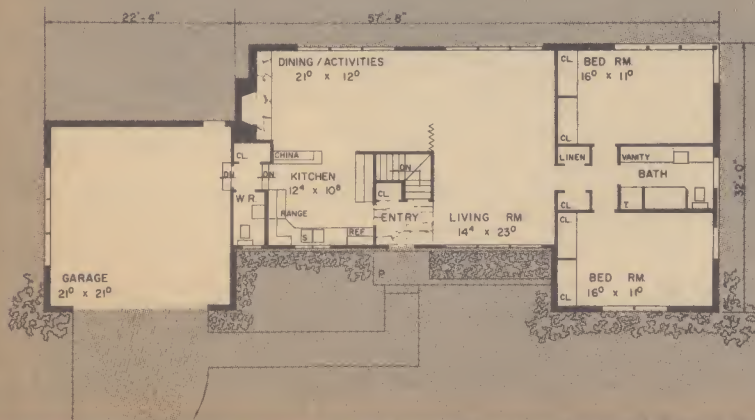


GARDEN VIEW

## DESIGN G 513

1,558 SQ. FT.  
28,850 CU. FT.

Get the most out of your building site. If your lot slopes sharply toward the rear, it will be possible to make your basement a bright and cheerful place, indeed. It might even be possible to double your livable floor area and develop lower level bedrooms. In any event, the basic plan with its two large bedrooms, and spacious living areas is sure to provide gracious living. Note the treatment of the exposed lower level in the above design.

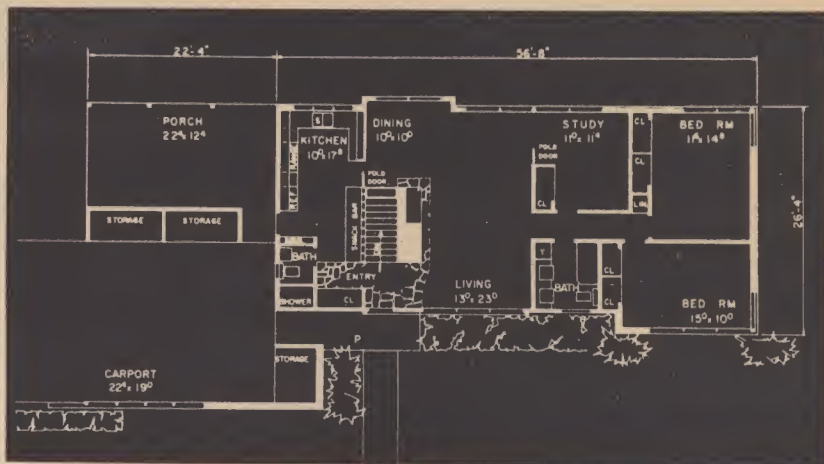




## DESIGN G 497

1,430 SQ. FT.  
26,131 CU. FT.

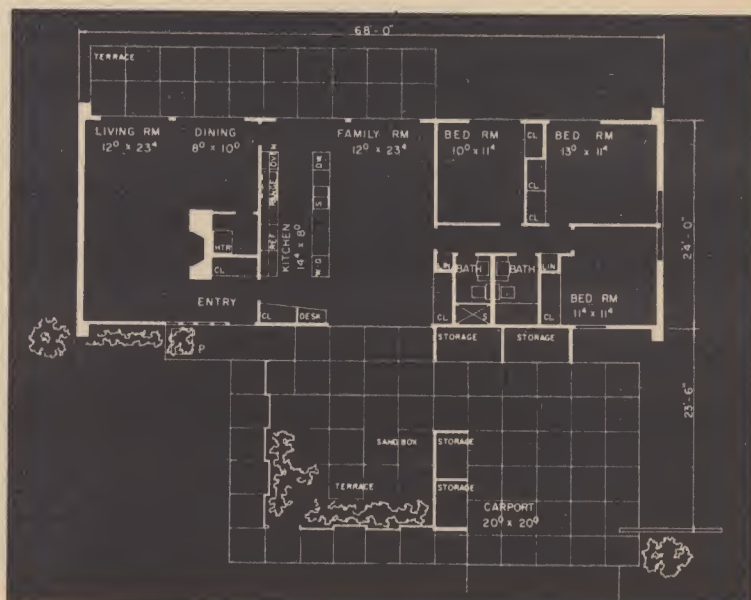
Here's a house you'll have fun making into a home. The floor plan is an open one and with all those delightful windows, you'll live in a bright and cheerful atmosphere. The open-end fireplace which can be enjoyed from the dining area will make its contribution, too. Don't overlook that covered porch.

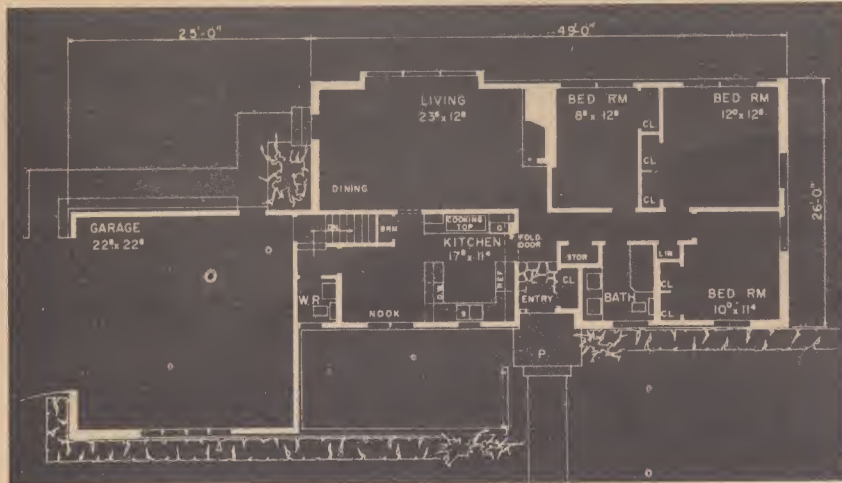


## DESIGN G 791

1,632 SQ. FT.  
15,810 CU. FT.

You will live most pleasurably if you make your indoor and outdoor living areas function together. Study this plan carefully for you will experience tomorrow's living today. Particularly noteworthy is the practical manner in which the traffic is routed around the work center. With the kitchen in the center the open planning that results in the living areas is most cheerful.

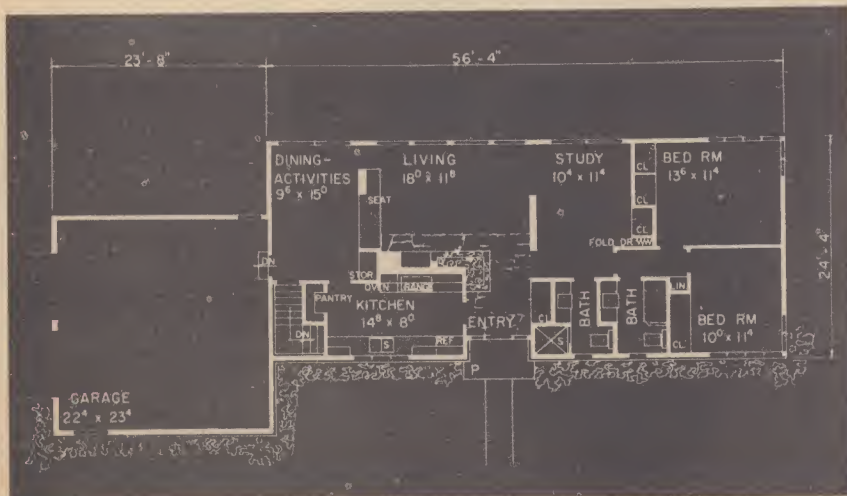




## DESIGN G 471

1,303 SQ. FT.  
22,452 CU. FT.

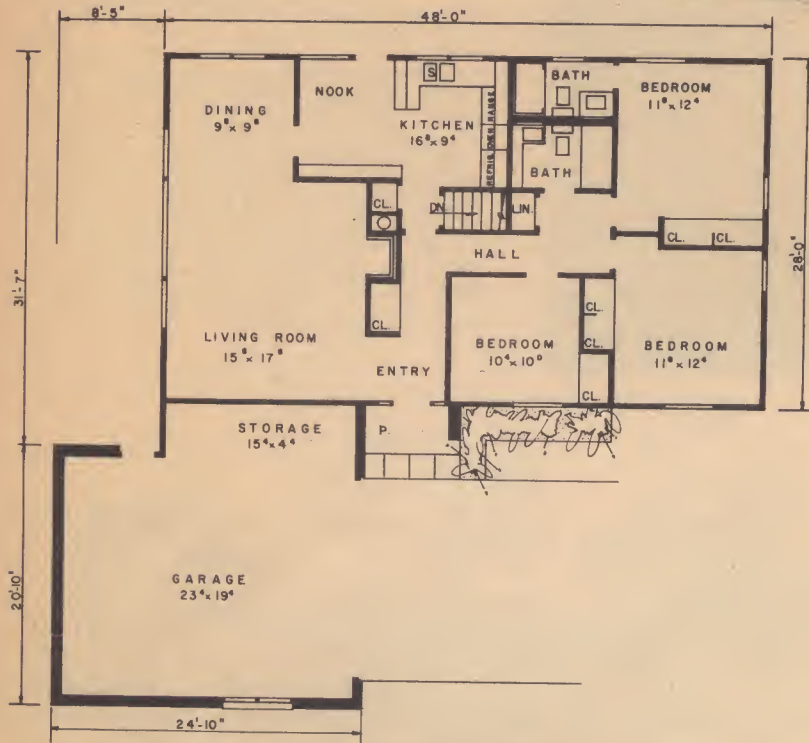
The extension of the brick facing of the garage forms a practical court which is ideal for summer evening relaxation. It also assures outdoor privacy. The front center entrance along with the two side entrances assure convenient traffic circulation. Adequate storage is no problem in this design. Count the storage units of the sleeping area.



## DESIGN G 548

1,353 SQ. FT.  
22,049 CU. FT.

Face this house to the north and enjoy the cheerfulness of the low winter sun flooding the living areas. In the summer, the wide roof overhang acts as a sun visor for this area. A practical built-in seat is the divider between the activities and living area. Note the interior planter, the fireplace, and the two baths.

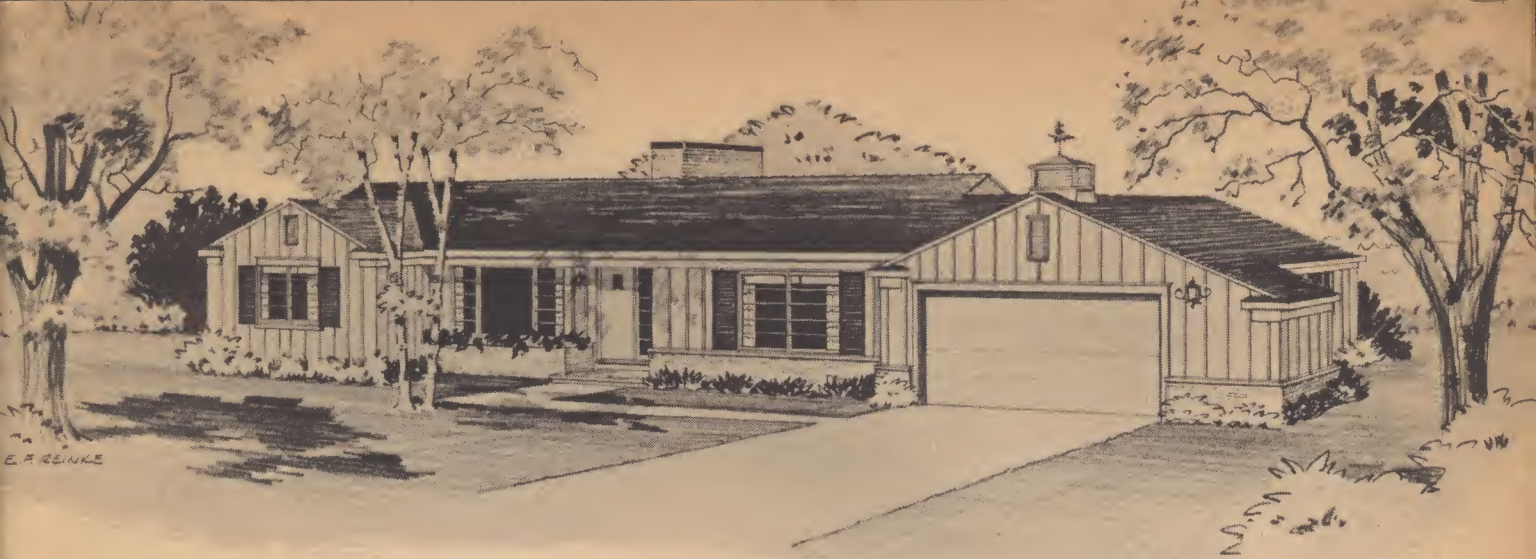


## DESIGN G 902

1,349 SQ. FT.  
26,423 CU. FT.

The appeal of a traditionally styled L-shaped ranch home can be great, indeed. Like those designs found on pages 8 and 9, the floor plans themselves are equally interesting. The floor plan of this frame home with its brick veneer garage is practical, efficient, and most economically engineered. There is not a foot of living space that does not make its contribution to convenient living. The rear kitchen will function nicely with whatever outdoor living development may be planned.

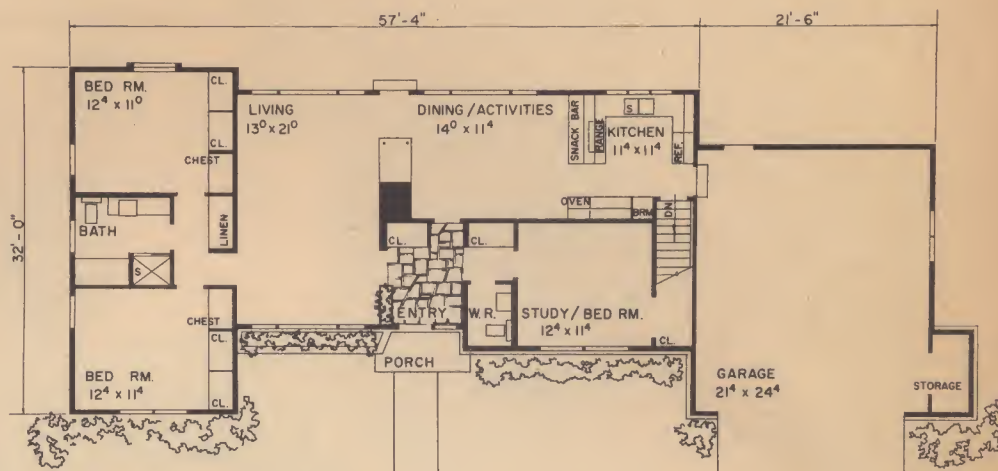




## DESIGN G 740

1,469 SQ. FT.  
21,798 CU. FT.

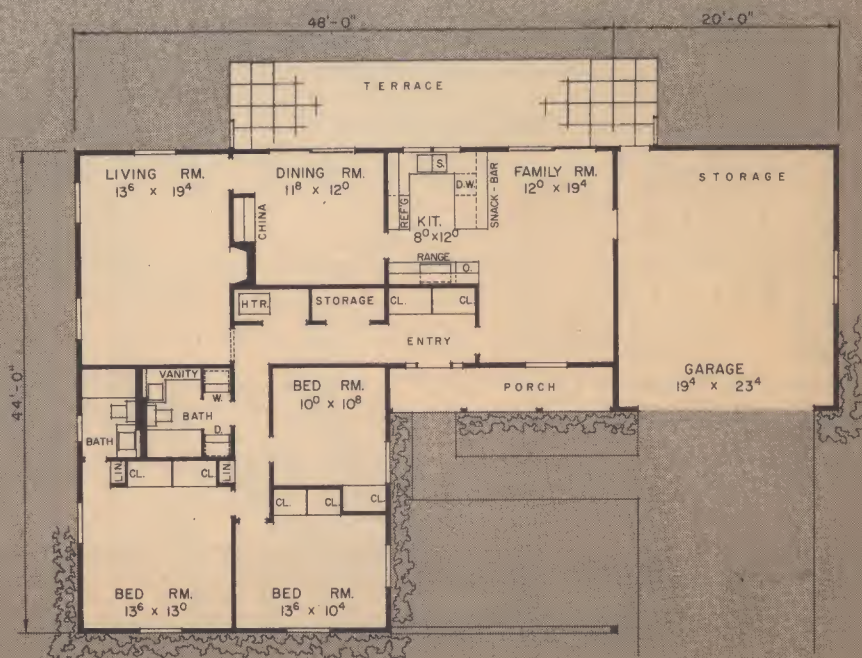
You don't have to be in your yard to enjoy it. In fact, your rear yard can make a delightful contribution to indoor living. It will provide a fascinating back-drop for the living areas. From her work center, the housewife will be able to watch her children at play—an advantage of the rear kitchen. The study may function as that quiet retreat, guest room, or sizable third bedroom.



## DESIGN G 849

1,632 SQ. FT.  
19,384 CU. FT.

A beautiful exterior and a delightful front court make this home a most inviting one. Built entirely of frame on a concrete slab this basementless floor plan is a dandy. The housewife's efficient work center is flanked by the separate dining room and spacious family room. Observe how the living areas and the kitchen look out upon the rear yard. Sliding glass doors open onto the terrace from both the dining and family rooms. Don't overlook the master bedroom with its private bath.

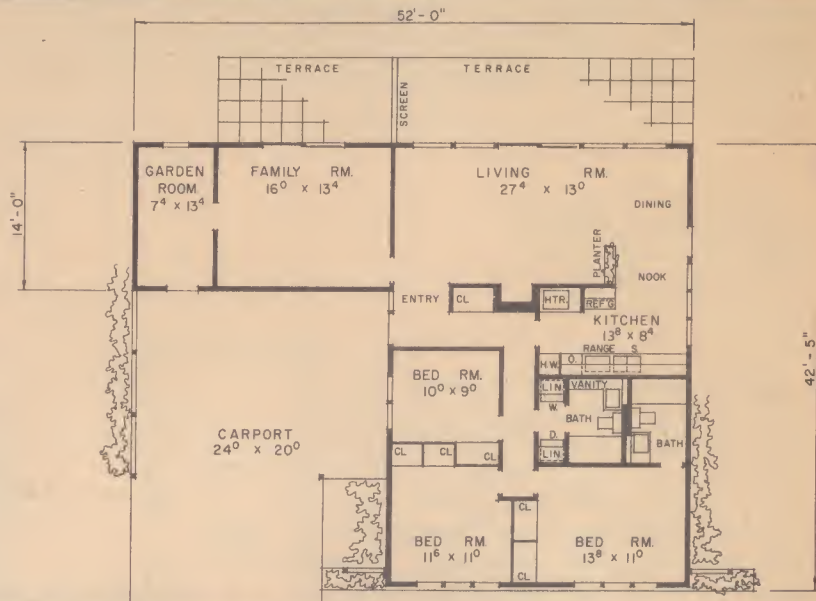




## DESIGN G 854

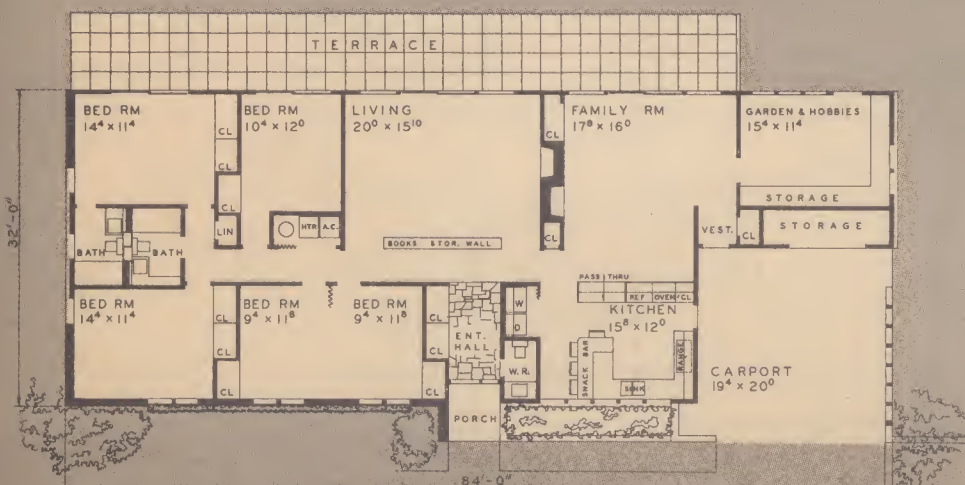
1,624 SQ. FT.  
16,728 CU. FT.

A positive prize-winner wherever built. This pleasing home with its frame exterior and low pitched roof has a wonderful floor plan for the pursuit of happy family living patterns. The family will live toward the rear where the two spacious living areas function through sliding glass doors with the terraces. The rooms of lesser importance to day-time activity are located toward the front where they enjoy maximum privacy. The garden room will be called upon to serve the handicraft interests of the family.

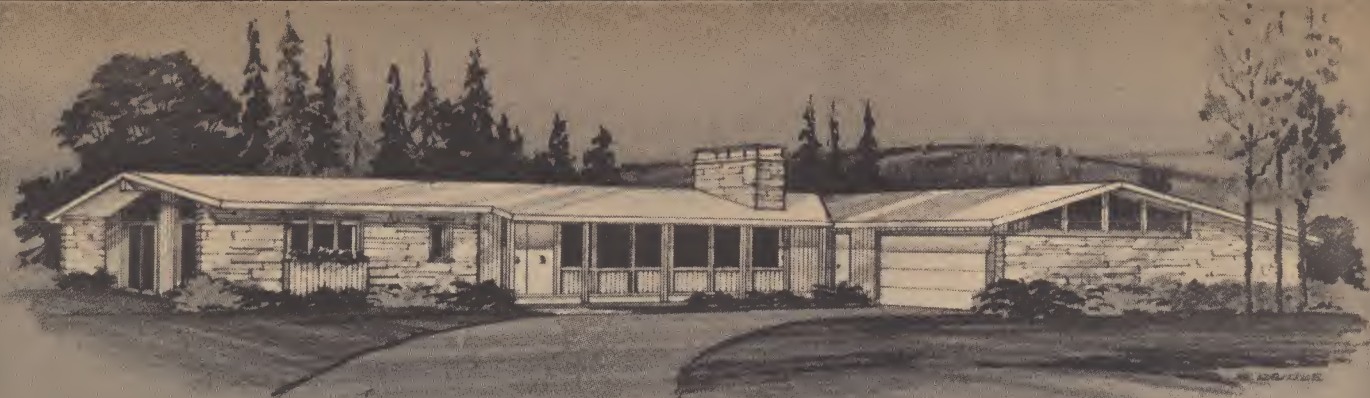


## DESIGN G 820

2,368 SQ. FT.  
26,048 CU. FT.



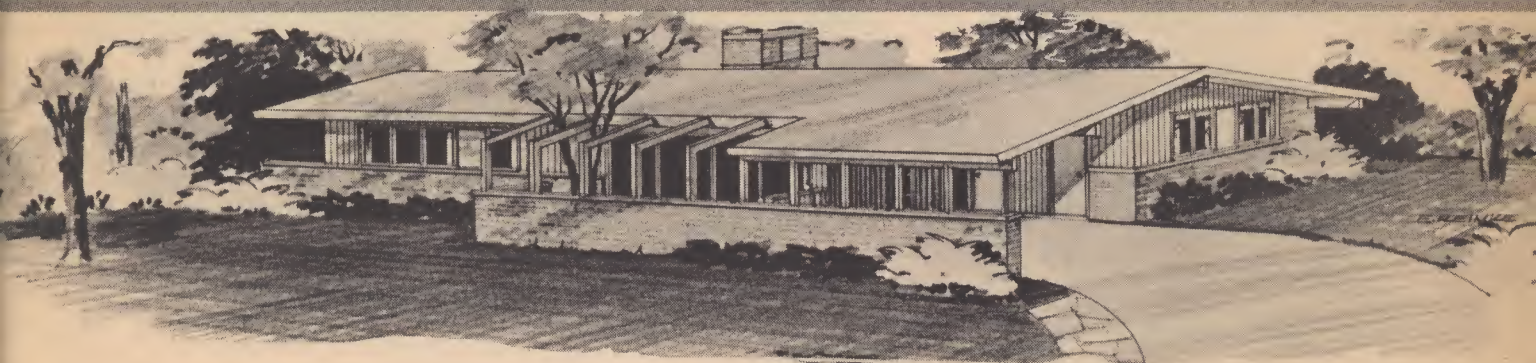
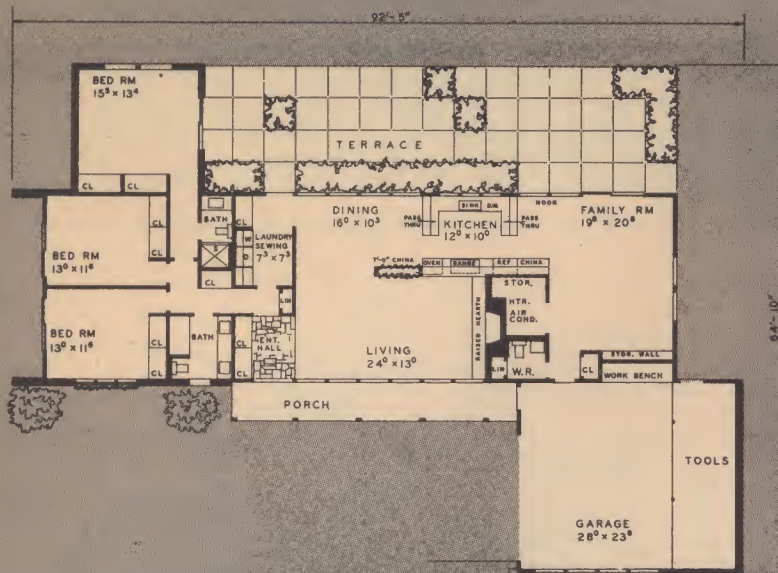
The big family will find plenty of space in which to enjoy its many diverse activities. The bedroom area allows the individual family member plenty of opportunity to enjoy his own privacy. The large living room provides the family with an area to entertain formally, while the family room permits entertaining on an informal basis. The workshop will promote the enjoyment of various hobbies. Quick snacks will be served with dispatch at the snack bar.



## DESIGN G 866

2,208 SQ. FT.  
23,580 CU. FT.

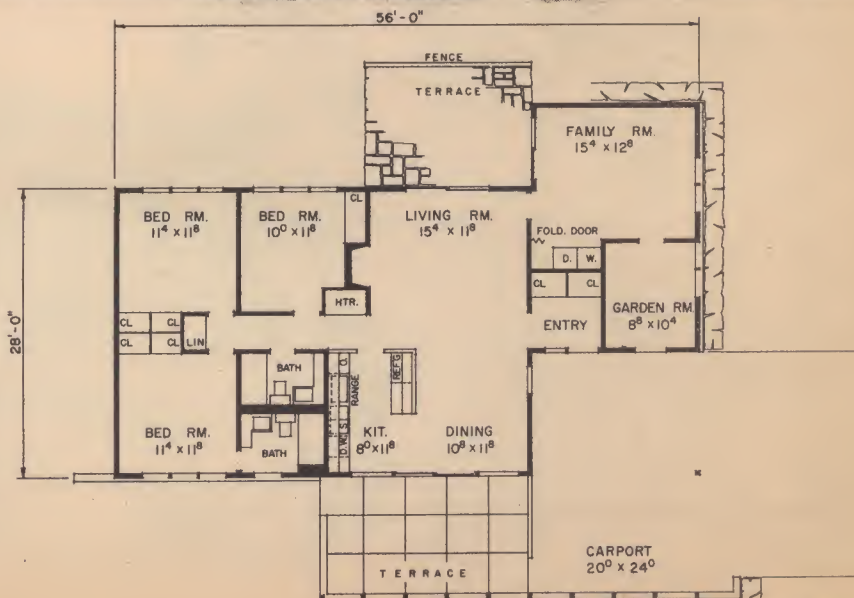
If it is luxury in both indoor and outdoor living space you are seeking, here is a well integrated plan which provides fine living. You will not only be able to live as formally or as informally as the occasion demands, but your family can do both at the same time. Such a separation as exists between the living room and family room allows the teenagers and their parents to entertain, with a measure of privacy, simultaneously. Note the laundry.



## DESIGN G 852

1,504 SQ. FT.  
15,160 CU. FT.

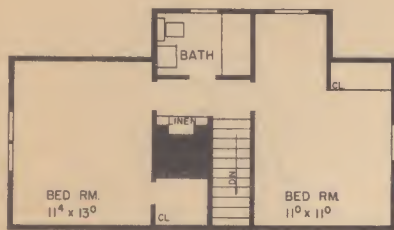
Attractive and sensibly planned, this contemporary home is enhanced by the projection of the low-pitched roof to form a combination covered entrance and carport. Open planning is employed to produce a huge, cheerful living area. The large glass areas emphasize the delightful feeling of spaciousness. The kitchen is planned so as to function with the dining area, yet be hidden from the living room. The family and garden rooms, plus the two baths are added features of note.



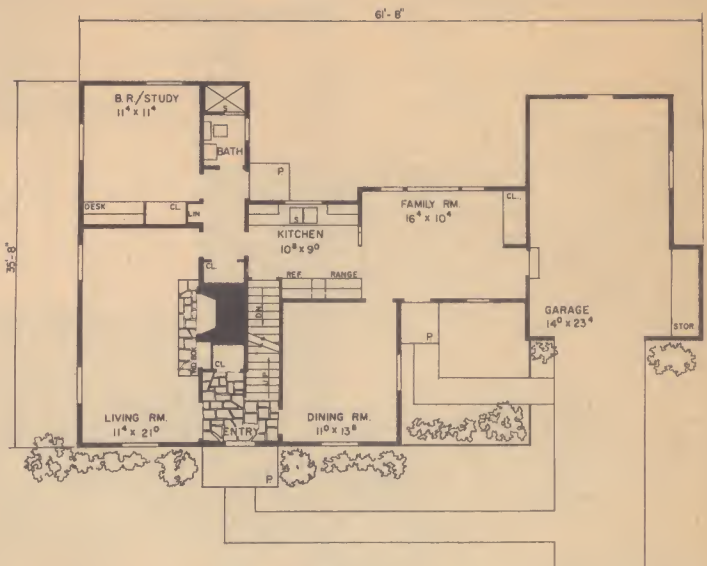
## DESIGN G 244

23,288 CU. FT.

No cross room traffic in this center entrance design. The U-shaped kitchen is free of unnecessary troopers. The breakfast nook with windows on two sides, is sure to be a bright and cheery place from which to start the day. The library can double as the T.V. room, or the guest room. Note the spaciousness of the living room and the master bedroom.



Second Floor — 498 SQ. FT.



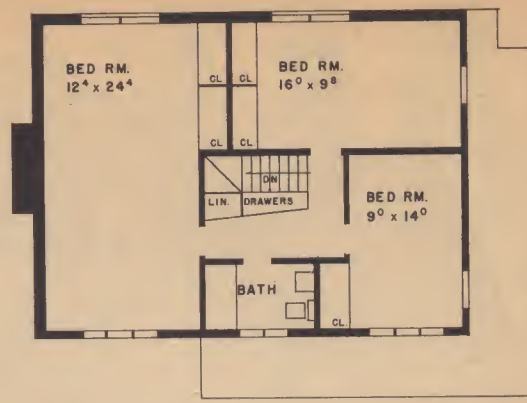
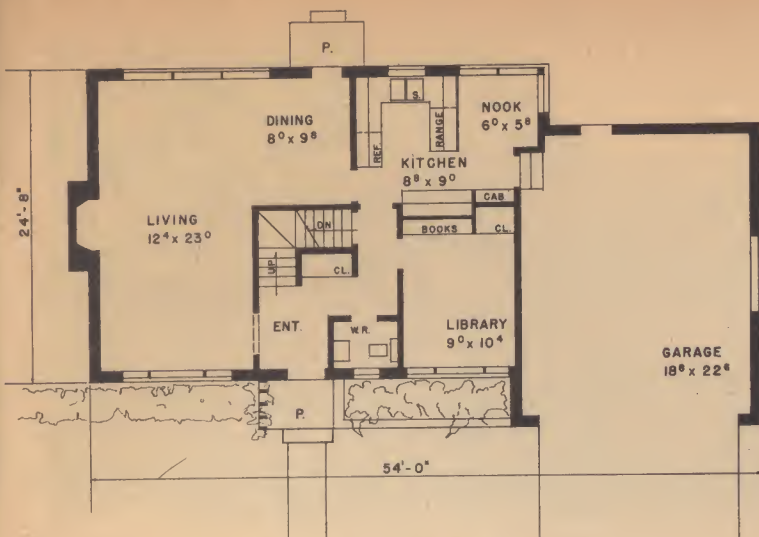
First Floor — 1,105 SQ. FT.

## DESIGN G 649

24,862 CU. FT.

The plan of the first floor for this design is wonderfully efficient. This is a story-and-a-half home with a delightfully contemporary exterior. If your family is newly married and the building budget is somewhat restricted, the study may be used as a bedroom and the second floor with its spacious bedrooms and sewing, or multi-purpose area may be completed at a later date.

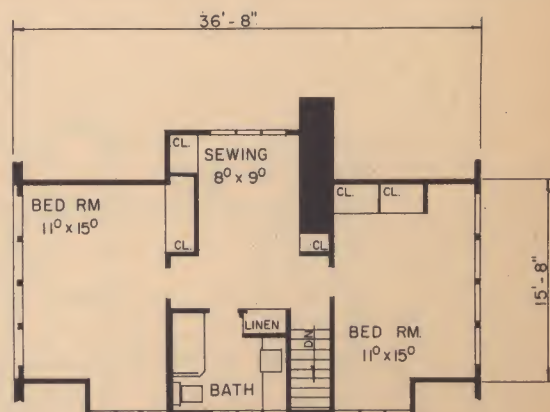
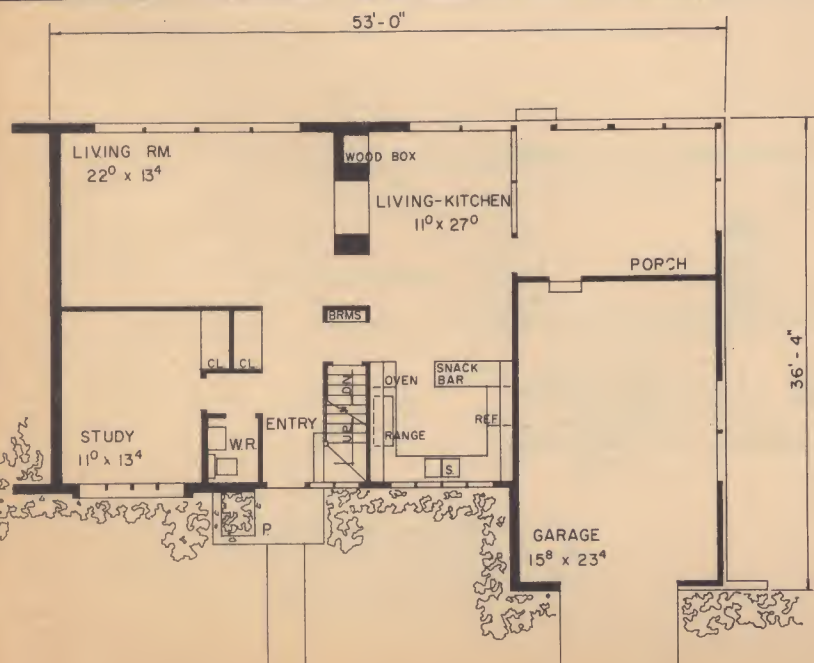




## DESIGN G 723

24,919 CU. FT.

A Cape Cod design right out of the past with a floor plan tailored to meet today's living habits. Constructed entirely of frame with a full basement and an attached garage, there is a heap of living. The family room, functioning with the kitchen, provides a first floor recreation area. A secondary front entry relieves traffic through the living and dining rooms. There are, in addition, two other exterior doors.

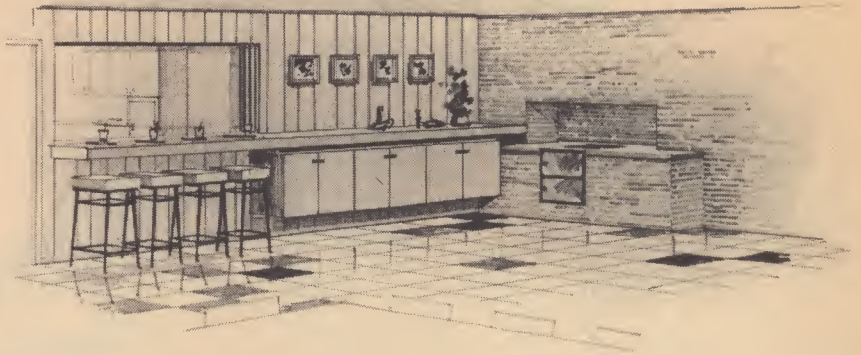




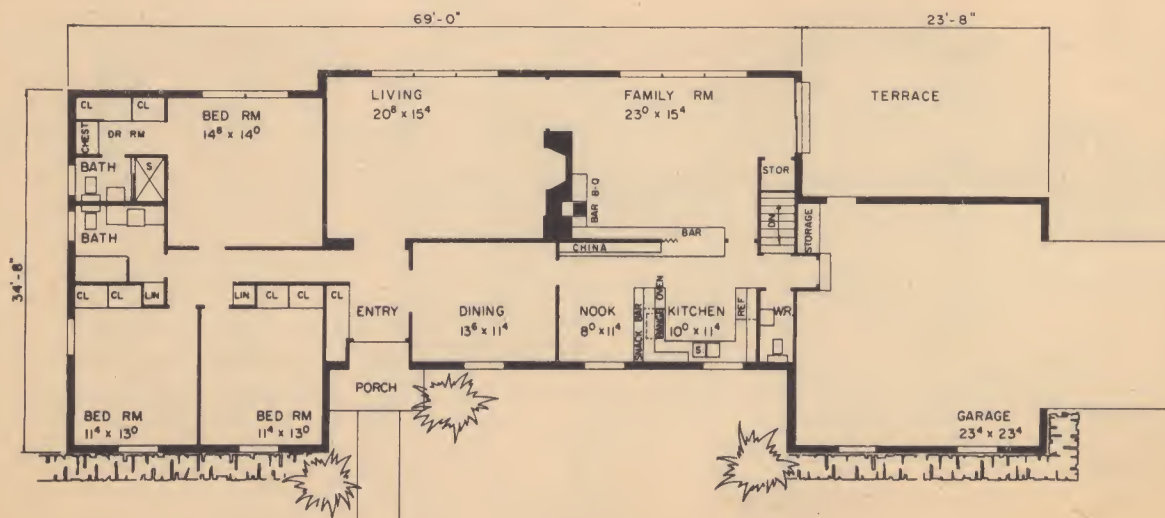
## DESIGN G 691

2,113 SQ. FT.  
42,260 CU. FT.

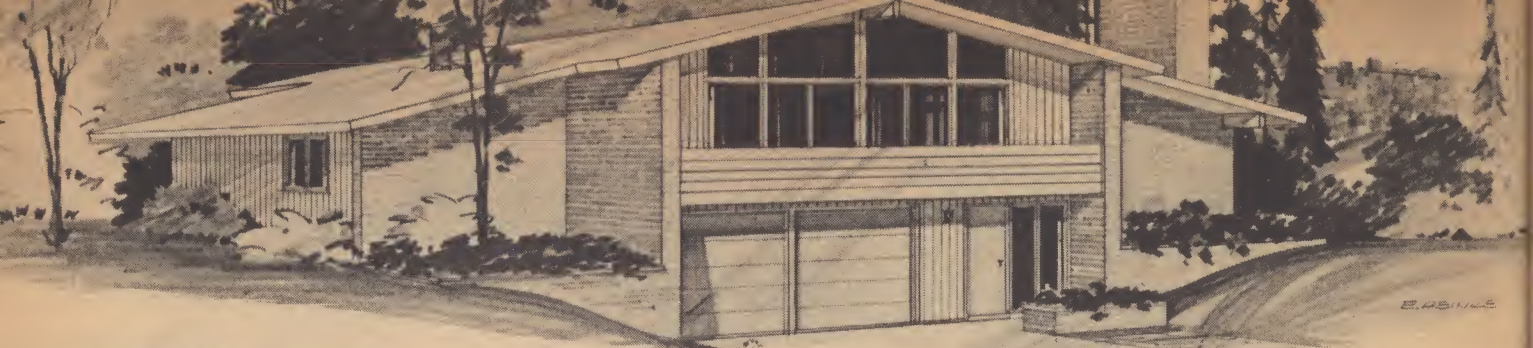
Here is a home for a family that loves to entertain. It has generous areas for formal and informal parties, and four eating spots—a snack bar, nook, formal dining room and the terrace. The family room can be available to parents, as well as children for those committee meetings and bridge parties, or those neighborhood birthday parties and rainy day game sessions. The often dark, damp and inconvenient basement is a poor substitute for a cheerful, clean centrally located first floor family room. Double sliding glass doors open the family room to the terrace.



A MOST POPULAR CORNER IN THE FAVORITE ROOM.





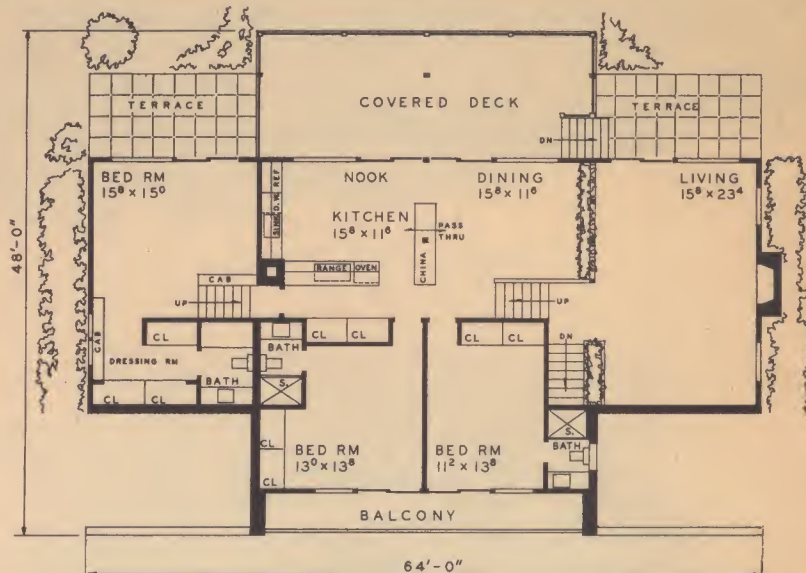


## DESIGN G 869

31,984 CU. FT.

Under a delightful low-pitched roof an exciting concept of living awaits the members of a progressive family. This has become a most popular plan among families who are looking for an adventure in living. Entering the front door on the lower grade level the entrance hall leads to the garage, the huge family room which opens onto the lower terrace, and to the living room of the middle level. This level has a fireplace and functions with its own terrace. Up seven stairs from the living room . . .

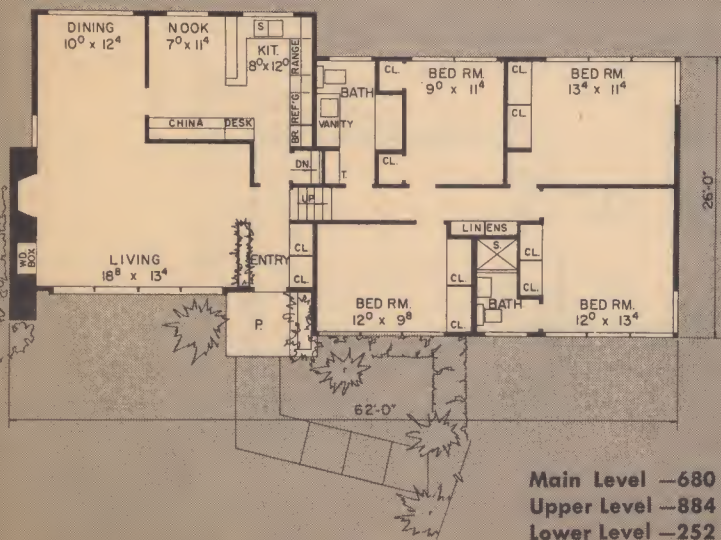
STREET VIEW



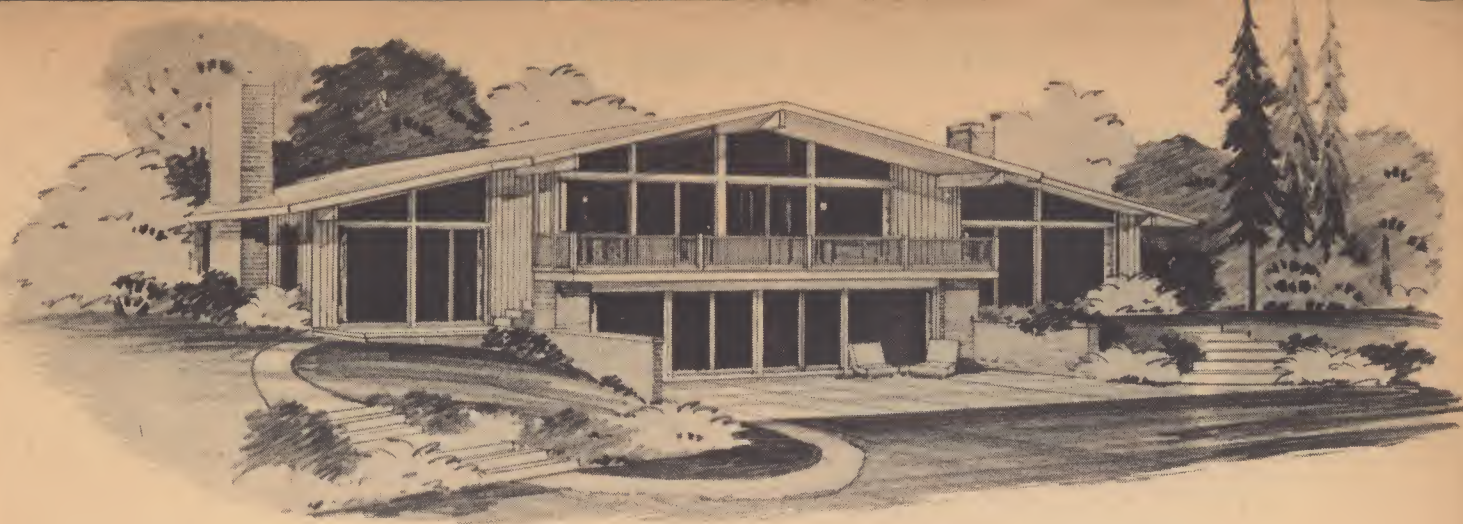
## DESIGN G 462

23,975 CU. FT.

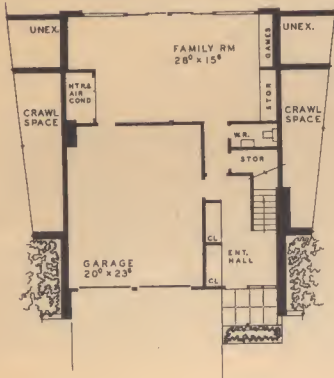
If your family is growing larger, or already is large, this split level design should receive your serious consideration. First of all, there is plenty of sleeping area—four sizable bedrooms with good storage and exceptional bath facilities. Secondly, the living-dining area is spacious, the work area is efficient, and the eating facilities are most flexible. Thirdly, the two lower levels provide space for recreation, home workshop, and seasonal storage.



Main Level —680 SQ. FT.  
Upper Level —884 SQ. FT.  
Lower Level —252 SQ. FT.



GARDEN VIEW



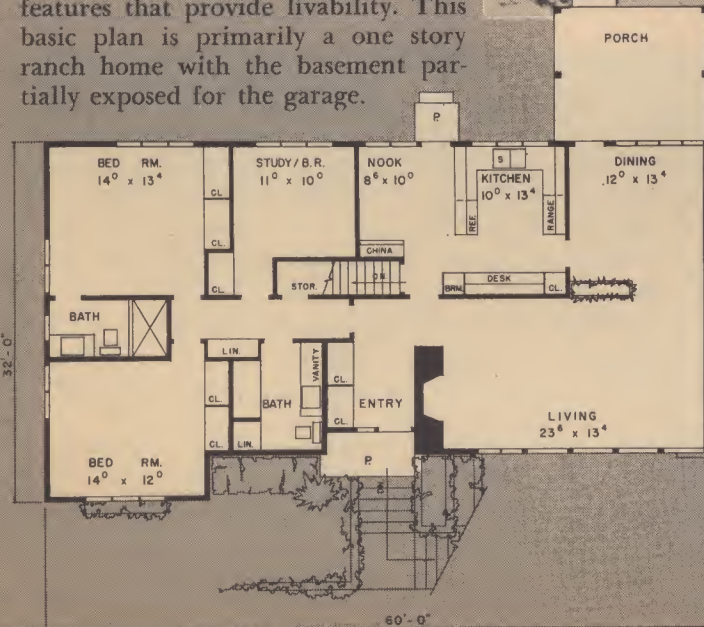
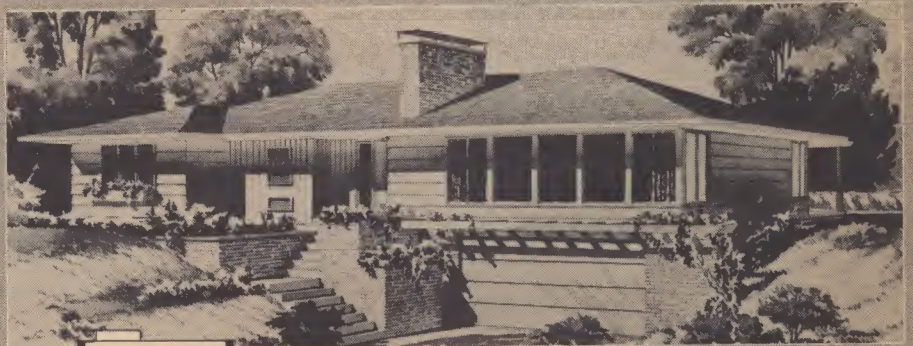
Lower Level — 800 SQ. FT.  
Middle Levels— 782 SQ. FT.  
Upper Level —1,030 SQ. FT.

... is the kitchen, the dining room, and two bedrooms. This upper level has a wonderful feeling of spaciousness. The kitchen and dining room is separated by the practical china storage unit with a pass-thru. Sliding glass doors open to the covered porch overlooking the rear terraces. The two bedrooms of this upper level each have a bath with stall shower. In addition, the bedrooms have access to the covered balcony which looks down upon the front yard. The master bedroom, also with its private bath, has a terrace of its own. This third bedroom is down seven stairs from the upper level.

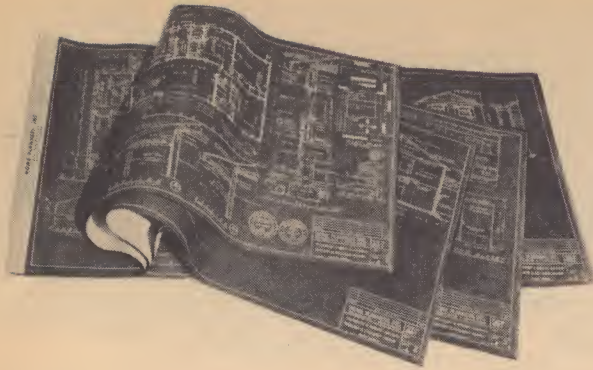
## DESIGN G 409

1,724 SQ. FT.  
26,930 CU. FT.

The hillside lot need not be a problem in your search for a home to meet your requirements. Three bedrooms, two baths and efficient kitchen flanked by two large eating areas, a covered porch, and a well lighted living room with fireplace are but a few features that provide livability. This basic plan is primarily a one story ranch home with the basement partially exposed for the garage.



# HOME PLANNERS' SERVICES . . . . .



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**1 STUDY THE DESIGNS . . .** not only in this book, but in the Convenient Living books pictured on the inside back cover. As you review the designs, keep in mind your family's living requirements—both indoors and outdoors. Although Home Planners does not make changes in plans, many minor changes can be made by your building contractor prior to the period of construction. If major changes are involved to satisfy your requirements, you should consider ordering one set and having them redrawn locally. The low cost of our blueprints makes it possible to buy many different sets of blueprints for the purpose of complete study before deciding which Convenient Living design you should build.

**2 HOW MANY SETS OF PLANS SHOULD BE ORDERED?** To study a plan in greater detail than shown in the book, one set will be sufficient. If you are planning to obtain estimates or to build, then a total of four to eight sets may be needed depending upon circumstances; one set each for contractor, owner, building permit, subdivision approval, mortgage, F.H.A., V.A. and tradesmen.

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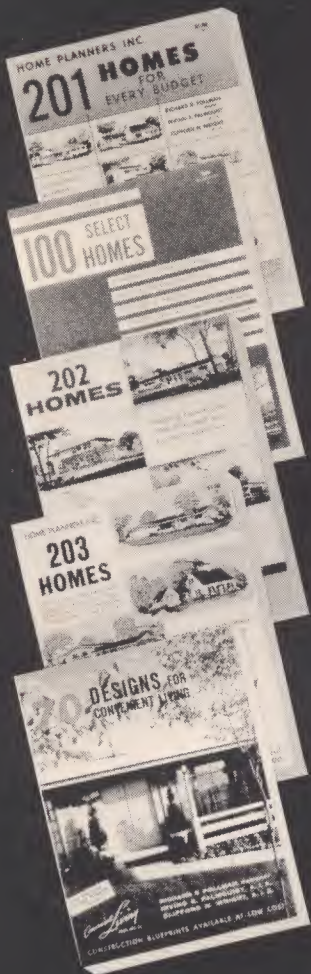
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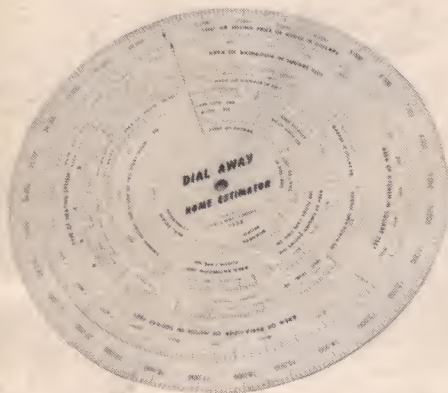
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## THE SPECIFICATION OUTLINE



THE COST ESTIMATOR

## THE GLOSSY PHOTOGRAPH



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